

**Minutes of the Oaktree Park Cabana Club Homeowners Association  
Annual General Meeting  
February 27, 2007 – Draft v1**

President Vince Lopopolo convened the meeting at 7:07 p.m. Pacific time. Quorum was achieved.

AGENDA:

1. Welcome, Review of Agenda and Board Member Introduction  
Vince Lopopolo welcomed all the attendees, reviewed the agenda and introduced the members of the Board of Directors.
2. 2006 Budget Summary  
Treasurer Jim Murphy presented the financial information as of 12/31/06. The Homeowners reviewed the Income/Expense Statement for 2006.
3. 2007 Budget Summary  
Treasurer Jim Murphy presented the 2007 Budget.
4. Summary of 2006 Activities and Plans for 2007
  - a) Jeff Smith presented the Landscaping upgrades done in 2006 which included removal of the cinder block wall, planting of three new trees, new sprinklers, added river rocks.
  - b) Jeff Smith presented ideas for continued landscaping work for 2007 which may include removing the junipers by the driveway, adding trees and river rock, removing ivy, removing box hedge, adding a bench and vine. Jeff will present different scenarios at a future Board meeting.
  - c) Andy Dymoke presented an update of the HOA website which detailed the e-mail distribution list to facilitate communication to the homeowners.
  - d) Jim Murphy discussed plans to commence a Reserves Analysis which is a document to keep track of our assets. The analysis will calculate the current condition of our assets, the current value and the replacement cost. We will refresh the document every three years. The Board has allocated \$500 so far to pay for the analysis. We have identified 3 potential service providers so far.
  - e) Michael Winters discussed the Liaison relationship with the District 10 Councilmembers office. We have established a contact point with the Council members Community Relations staff person to help with issues around traffic, parking and code violations.
  - f) Dan Johnson discussed the upcoming dates for the Swim Team schedule.
5. New Board Member Election
  - a) Beverly Phillips and (??Need other name here, sorry) were elected to the Board. The Board still has one additional vacancy and the Homeowners

decided that we would adjourn this meeting until the next Board meeting to allow time to elect an additional Board Member.

6. Floor open to Homeowner questions and concerns
  - a) Concerns were raised about the pool gates not closing automatically behind people cutting through the pool on the way to school. The Board will send an e-mail reminder to the distribution list, fix the springs and put up signs.
  - b) The parking and traffic on Golden Oak Way continues to be a concern.
7. Next meeting date and Meeting Adjourn  
The meeting was adjourned at 8:03pm to the next meeting date of March 21, 2007 at 7pm at Amato's.

Respectfully Submitted,  
Michael Winters  
Secretary