

Minutes of the Oaktree Park Cabana Club Board of Directors April 2, 2008

Directors in Attendance

Vince Lopopolo
Michael Winters
Jim Murphy
John Greene
Gordon MacKean
Bill Herndon

Regrets:

Dan Johnson
Jeff Smith
Beverly Phillips

1. Welcome, Goals and Agenda Review

Vince Lopopolo convened the meeting at 7:13 p.m. Pacific time. 6 of 9 Directors were present when the meeting was convened.

The meeting agenda was reviewed, Bill Herndon added an item to discuss Neighborhood Community representation. Jim Murphy added an item to discuss our contract with Associa during the Finance report.

2. Selection of Board Responsibilities

RESOLUTION 2008-04-02.01: RESOLVED, that the Board approves the following slate for Board positions for the 2008 pool season:

Vince Lopopolo, President
Dan Johnson, Vice President and Pool Operations
John Greene, Vice President, Finance
Jim Murphy, Treasurer
Michael Winters, Secretary
Bill Herndon, Special Projects
Jeff Smith, Gardener Liaison
Beverly Phillips, Pool Party Coordinator
Gordon MacKean, Swim Team Liaison

Passed unanimously.

3. Financial reports – Review of Balance Sheet, Income/Expense Statement, Dues Report: Aged Owner Balances, Discussion of Contract with Associa

Jim Murphy presented the financial information as of 2/29/08. The Board reviewed the Balance Sheet, Income/Expense Statement and Dues Report: Aged Owner Balances. Our Property Management company, Associa, would like us to sign a contract with them. Jim pointed out some concerns regarding our indemnification of them and a large uplift charge if they handle our lifeguard payroll. A subcommittee of the Board (Vince, Jim, John) will work together to review the contract and try to resolve any differences.

Discussion was held regarding contacting the other Homeowner Associations in the area to see if they are using a management company and if they are satisfied. We could also discuss other areas of similarity such as lifeguard coverage, pool service and payroll issues.

AI: Vince to contact Anita Adams regarding handling of payroll of lifeguards.

4. Pool Dates

The Board discussed and set dates for the following events for the 2008 season:

Clean Up Day – April 26, 9am
Season Starts – Memorial Day weekend 2008
HOA Pool Party – June 7, 3-7pm.

AI: Michael will create flyers to hand out prior to the BBQ

AI: Vince will create a banner to hang at the pool

5. Newsletter Routes

Newsletter routes will be sent out by Michael

6. Special Projects discussion

Given our focus on managing expenses for 2008, we are not planning major projects for this year. We might need to use some of these funds to help with rising utility costs. We still need to address a few areas that will use up some of the funds allotted for major repairs. We need to add some electrical outlets around the pool given the additional requirements from swim team for the PA system and Pancake Breakfast. We discussed closing off the cabinets in the boys bathroom to add more lockable space for supplies. At the AGM, Jim Hanley mentioned that he still would like to add some type of roof to the baby pool pump room.

AI: Gordon to approach Lance about assistance for the electrical work.

AI: John G. and Jim H. to explore options for boys' bathroom.

AI: Jim H to explore options for baby pool roof.

Michael Winters brought up the quote from Genie Pool to install a Chem-Trol system for our pool. This is an automated chlorine and pH delivery system. Right now we have no sensors in the pool to check and regulate the chlorine and pH levels. This work is done by the lifeguards and pool manager and is not very exact. The system would allow us to maintain the chemicals at the proper levels without guessing how much to add. All of the other pools with swim teams have this type of automated system. The funds for this equipment would come from our reserve funds since the system has an expected life of 5 years. We would update our reserve analysis for this equipment. The estimate was for \$2800, installation included. The Board also discussed a recommendation from Genie to change the pipes in our pool room. Right now they are 2 inch pipe and we can handle 3 inch pipe. Genie tells us that this would improve the flow of water to the pumps and heater. Questions were asked regarding the size of the return pipes from the pool and whether this would allow us to use the pumps less to save energy.

RESOLUTION 2008-04-02.02: RESOLVED, that the Board approves the expenditure of funds from our reserve account to pay for the addition of a Chem-Trol chemical delivery system. Passed unanimously

AI: Michael Winters to contact Genie Pool about the benefits of changing the pipes in our pump room from 2 inch to 3 inch pipes.

7. Meeting schedule – The following meeting schedule was established:

- a. April 30 @7pm – Gordon MacKean graciously offered to host.

8. Additional items -

Bill Herndon reported on a pilot program from the San Jose City Council to receive input from the various Neighborhood Associations and organizations in San Jose. The deadline for applying to run for one of the positions is April 9. The Board discussed but declined to offer anyone to run for the position.

The meeting adjourned at 8:38 pm Pacific time.

Respectfully Submitted,
Michael Winters
Secretary