

Minutes of the Oaktree Park Board of Directors
7/14/08

Board Attendees: Michael Winters, Dan Johnson, Bill Herndon, Vince Lopopolo, Gordon MacKean, Jim Murphy

Start time: 7:10pm PT

1) Welcome, Agenda Review
No changes to the agenda

2) Financial reports
The Board discussed the financial information as of 6/30/08.
The Board reviewed the Income/Expense Statement and Dues Report: Aged Owner Balances.

Financially we are in pretty good shape but we haven't seen the water bill for May/June. Electric bill is auto pay, we don't see invoices in these cases so we don't see the actual usage.

Jim handed out the latest version of the worksheet showing the breakdown of the pool expenses.

We are spending a lot more on pool expenses this year compared to last year. It is still hard to compare however because of amounts being allocated into various accounts.

AI: Dan will call Genie to ask them to adjust the chlorine level down to 3 or 3.5. Also see if we can adjust pump hours.

Our past due accounts are not too bad. 4 are past due. 1 of them is in foreclosure and we voted to place a lien on the house.

AI: Jim will follow up to see why the lien wasn't placed against Lot 046.

Our liability insurance is up for renewal in August and we need to disclose our coverage to the homeowners yearly.

Jim also reported that Nancy Johnson, our insurance account manager from Socher HOA Insurances, has submitted requests for quotes on earthquake and flood insurance but will not have an answer back for another 10 days.

She asked several questions about the details involved in swim lessons and is working on that as well.

AI: Gordon to check with Anita to see if they have liability insurance and does it cover swim lessons by their coaches.

Jim called our Reserve Company and our anniversary of the study is 30 days away. Jim and John Ceragioli will meet again to discuss an update to the analysis. We need to have a meeting again in the next 4 weeks to have our info for the update.

AI: Gordon will send out some suggestions for an update to the plan.

3) Reserve Analysis planning

We discussed a year end social event (movie night). Perhaps a potluck with the Board providing drinks. Lets pencil in August 21st.

We could use this as a venue to continue our dialogue with the homeowners Regarding the reserve study.

AI: Gordon will check with Jeanette to see if we could borrow their projector.

AI: Michael will send out first draft of FAQ.

4) Change to Pool Rule

Michael presented a change to Pool Rule #10 to require children who are not toilet trained to wear either a swim diaper or plastic pants over a swim suit.

Approved unanimously.

Michael will post a sign near the baby pool.

5) Fence repair

Michael presented an estimate to replace old fencing that borders the pool and 6077 Crestoak Court. It would be for 42 feet of Good neighbor fence. The estimate is for \$1140. We would split this cost.

The Board unanimously approved this bid. Michael will contact the owner and the fence company to arrange for repairs to be made.

AI: Gordon will take a look at the Crestoak fence gate to adjust.

6) Action Item follow-up

Lifeguard chairs - cost is about \$380 for Adirondack style chairs

AI: Gordon will order two Lifeguard chairs. Money will come out of our operating budget but will add a line item to the reserve study going forward for the chairs.

Bulletin Board: still in progress.

Lifeguard Procedures: Dan still working on, be done by Friday.

Gordon replaced the chipped rings in the lane line.

Cracks in pool

AI: Dan will call Genie to see what they can do.

Sprinklers set to 15 minutes every other day. Note sent to Jeff.

Cell phone is all set.

7) Next meeting date

Monday, August 11 @ 7pm @ pool.

Meeting Adjourned at 8:28pm PT.