

**Oaktree Park Cabana Club
Home Owners Association
Board of Directors Meeting Minutes**

Meeting Date: Mar 10, 2009
Minutes Issued: 3/11/2009 6:37 PM
Status: All Action Items closed

Board Members in Attendance

Michael Winters	Jim Murphy	Jeff Smith	Vince Lopopolo
Gordon MacKean	John Greene	Bill Herndon	Beverly Phillips

Regrets

Dan Johnson

Vince Lopopolo convened the meeting at 7:00 p.m. Pacific time. 8 of 9 Board Members were present when the meeting was convened.

Agenda:

1) Review of Financial Report for the month ended 2/28/2009.

Jim Murphy presented the financial information as of 2/28/2009. The Board reviewed the Balance Sheet, Income/Expense Statement and Delinquency Report and Summary.

Notes:

- Delinquencies are high (~\$6k) but it is only early March.
- Pest Contract in Income/Expense statement should read as "Pool Contract"
- The ~\$32k currently available in reserves falls short of the \$36,104 which was projected to be available on 1/1/08 in the 2007 reserve study due to ~\$10,000 in pool repair/replacement expenses incurred in 2008.

A/I Jim Murphy:

Verify '2007' year end reserve balance by first 2009 HOA board mtg.

Status 3/11 : **Closed**

The Reserve Fund beginning balance on 1/1/2008 was \$35,713.13.

Transfers in and interest earnings added \$3,843.38.

Transfers out to pay for pool repairs deducted \$10,000.00

The Reserve Fund ending balance on 12/31/2008 was \$29,556.51

2) Review of accounts in arrears.

i) Jim Murphy presented the request from M&C Management for approval to record a lien and notice of default for property PPC134.

Jim moved to approve, Vince seconded, unanimous approval.

ii) Jim Murphy highlighted that approval to record a lien and notice of default for property PPC115 was passed in the October 2008 Board meeting and that M&C Management does not indicate that have acted on this.

A/I Jim Murphy:

Follow up on status of activity by M&C Management regarding property PPC115 by first 2009 HOA board mtg.

Status 3/11 : **Closed**

Last night the Board asked me to check the status of PPC115. The new Status Report indicates "Owner request for waiver of interest and late fees to Board."

3) Jeff and Michael provided an update on water usage. After turning off the sprinklers at the end of the season it became evident that they are contributing to the majority of the water use. The current irrigation system is inefficient but a board review of several years ago could not just justify the capital expense at that time.

4) Michael Winters reviewed the decision to replace the failed pump for the baby at a cost of approximately \$850 for a ½ hp pump (the current pump is 2/3 hp but the pool service recommends the smaller pump as it can move the same volume of water and consumes less energy).

5) Michael Winters reviewed the requirement to replace the pools drain covers to comply with the Virginia Graeme Baker Pool and Spa Safety Act. The estimated cost is \$2500 and this includes ~\$600 for a diver (precludes the higher cost option of draining the pool) and ~\$350 for a 'Plan Update' (and inspection) from the county. Michael presented a \$500 contribution from the Swim Team towards the cost of pool drain covers. Jim will forward the check to M&C Association Management for deposit into Oaktree's account..

6) Review of proposed Agenda, logistics, and 'Talking Points' for AGM.

Notes:

- Jim Murphy will bring a number of copies of the Reserve Study to the AGM (6)
- All Board Members will sit at the front
- Vince to provide the lead in
- Michael will provide the update on the reserve study
- Each Board Member (except Gordon) will try to solicit one additional proxy before the AGM to allow the AGM to ensure quorum.

7) Adjourn - The meeting adjourned way too late Pacific time.

Respectfully Submitted,
Gordon MacKean
[Future] Secretary