

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

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Meeting Date: June 29, 2009  
Minutes Issued: 7/20/09  
Status: Draftv1

## **In Attendance**

*Jeff Smith*                      *Kevin Wollenweber*      *Terry Thompson*              *Frank Ross*  
*Beverly Phillips*              *Gordon MacKean*

## **Regrets**

*Bill Herndon*                      *John Greene*                      *Paul Donati*

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The meeting was convened at 7:10 p.m. Pacific time.

## Agenda:

- 1) Terry : Financial review for May
    - July assessments came out ( with 1 week notice before due date), we need M&C to give more notice
    - did not include rate increase, we need to adjust plans
    - can we get the financials sent electronically? Do we have any history, and where is it?
  - 2) Jeff : update on the parking lot and future work (capping the blocks and perhaps putting in an automatic timer).
  - 3) Frank : gate update
  - 4) Gordon/Jeff : Annual BBQ - should we modify the format or cancel it (it is a lot of work and we should consider the benefit to the homeowners).
  - 5) Kevin : Pool work (drains) update - ?Not sure if there is much to update?
  - 6) Frank : Pool surface (the bottom is crumbling)
  - 7) Frank : Solar Update
  - 8) All : Project priorities for 2009/2010
  - 9) Misc. items
    - Propane tanks (monitor and fill)
    - Bathroom Supplies
    - Pauls email re: life guards etc.
    - Fridge
  - 10) Adjourn
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- 1) Terry : Financial review for May
  - Terry to work directly with Liz instead of Allisa going forward because of the poor performance to date by Alissa.
  - Decision to include the request for 19% increase for first 6 months in the same mailing as the special assessment.

- MOTION PASSED – unanimously.
- **Action:** Frank to draft the request letter (for dues increase for 1<sup>st</sup> half 2009) to go out in time for September collection of the special assessment.
- **Action:** Terry to provide electronic history of financials so Gordon can place them on the web site.

2) Jeff provided an update on the work in the parking lot. All of the original work was completed and came in slightly under budget (~\$125).

- Jeff proposed to cap off the blocks which would cost ~\$275 in material and ~\$200 in labor.
  - MOTION PASSED, 5 in favor, 3 against
- **Action:** Jeff to work with the landscaping company to get the work completed.

3) Frank presented the quote for repairing the gate.

- A1 Fence quote for ~550, proposal to proceed.
  - MOTION PASSED, unanimously
- **Action:** Frank to work with A1 to get the work completed.
  - **STATUS:** 7/7 – work was completed – works great!

4) We discussed the BBQ and the relative value of it. Gordon/Jeff suggested a format change to make it more of a ‘pot luck’ because the effort required by a relatively small number of people to make the current format work isn’t sustainable. It was recommended that Gordon draft an email to get input from the homeowners regarding the format for the BBQ.

- **Action:** Gordon to draft a letter to solicit Homeowner input on the BBQ format and send it out the HOA.

5) Pool update. Kevin reported there is not much change regarding VGBA as that doesn’t move forward until after the pool season is wrapping up.

6) Frank raised the issue of the deteriorating condition of the pool bottom. It was discussed that the pool resurfacing was last done in 1996.

- **Action:** Terry to investigate any billing records regarding the last resurfacing.
- **Action:** Kevin to get a quote for resurfacing

7) Solar update. Frank gave an update on the 3 bids which included both purchase and lease options/models.

- No tax credits as the HOA is a non-profit
- The models showed about 10-14 years for payback
- Regrid power had the highest efficiency system. Proposed a 19.35 kW system
- Fixed cost for power, lease model that would start with power costs at ~\$6500/yr that would taper to ~\$6000/yr after 18 years.
- Not included in the proposal were items such as:
  - Trellis and rooftop not likely engineered to support the panels.
  - Electrical panel would likely need replacing
  - Won’t likely generate all our power
- Insurance is covered under lease option

- Frank raised the question of should we do a special info session on solar power to gauge interest. Several board members felt it would be beneficial to make a more solid proposal including how this would impact the Reserve Budget.
  - **Action:** Frank to work with Community Reserve Solutions to help get the cost of solar modeled into the assessment for both the leasing and purchase options.

8) All projects update – not a lot of discussion on this due to time constraints but it was generally agreed that the priorities are (1) Keeping the pool functioning, (2) emergency expenses, and (3) Power capping.

9) Misc.

- Kevin indicated that we seem to use about a case of toilet paper and a case of paper towel in a month (with swim team in full swing). We should stock accordingly.
  - **Action:** Frank agreed to buy supplies to get us through the season
    - **STATUS:** 7/1 Frank picked up 3 cases of each.
- Propane tanks – different board members had checked them before a couple of swim meet functions and the HOA BBQ but we really need someone to check them routinely.
  - **Action:** Jeff agreed to take on that responsibility as he is over at the pool pretty regularly with landscaping.
- Sue and Jeanne will be out on vacation 7/5-7/13.
  - **Action:** Beverly volunteered to check on the lifeguards.
- It was agreed there should be ‘no cell phone use’ and no sleeping when lifeguards are on duty!
- The buckets of cement used as umbrella stands are deteriorating:
  - **Action:** Gordon volunteered to create replacements for the 2 umbrella stands.
    - **STATUS:** 7/19 – tried to make stands that would be attached to the chair. Umbrella is too ‘fixed’ to provide adequate shade a peak times so ‘back to a bucket of cement’!
- Fridge died!
  - **Action:** Beverly agreed to arrange for replacing the fridge. Jeff was to ask swim team to help out.
    - **STATUS:** 7/2 – the new fridge was delivered.

10) Adjourn - The meeting adjourned by 8:40 pm

Respectfully Submitted,  
Gordon MacKean  
Secretary