

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

Meeting Date: July 27, 2009

Minutes Issued: 7/28/09

Status: Draftv1

In Attendance

Paul Donati, Kevin Wollenweber Terry Thompson, Frank Ross, John Greene

Regrets

Bill Herndon, Jeff Smith, Beverly Phillips, Gordon MacKean

The meeting was convened at 7:30 p.m. Pacific time.

Meeting Notes:

- Letter for Assessment and dues increase completed and sent to Management Company (Terry)
- John to email electronic copy of past financials to Gordon so they can be posted to our web portal.
- Parking lot improvements have been completed.
- Crestoak gate repairs have been completed (Frank)
- No update available on draft letter to HOA regarding Annual BBQ format (Gordon)
- Pool update: Waiting for written quote from Genie around VGBA and pool resurfacing. Due this week (Kevin)
 - Investigate any billing records regarding last resurfacing (Terry)
- Fridge has been replaced (Beverly)
- June Meeting minutes unanimously approved.
- Board agreed to renew Reserve Study contract (\$250) Frank will work with Reserve Studies to update HOA document.
 - Include what-if for Solar Solution
 - Include ADA solution
- Discussed broken umbrella (Life Guard) stands. John and Kevin will donate 1 each to the HOA.
- Restroom supplies have been procured (Frank)
- There is new legislation coming out that impacts our pool heating system (see attachment) Need to assess the situation and take appropriate action.

- Discussed the lateness of the latest invoice mailing from our Management Company to HOA. Team agreed to waive all late fees if paid in full by October 1st, 2009
 - July Invoice
 - Assessment
 - 19% Increase
- Board discussed past due balance for HOA
 - Unit 56
 - There is a life threatening medical issue within the family
 - We will temporarily waive all late fees
 - Carry past due balance for 6 months, then review again
 - Unit 107 Need to ensure Lien is in place...homeowner declared Bankruptcy
 - Unit 147 Late fees waived...homeowner was out of the country when invoice was mailed.
- Frank presented Architect quote for ADA (American Disability Act) work on property (see attached letter).
 - Board wants to see how it fits into the Reserve model before taking any action
 - Board does not want to take any action at this time
- John raised the issue of selling memberships to families outside our neighborhood.
 - John will put together a proposal to review for next months meeting.