

OAKTREE PARK CABANA CLUB

Meeting minutes
Home Owners Association

Meeting date: November 9th, 2015

Minutes issued: November 13, 2015

Board members present: Julie Herndon, Helga Mispelblom, Darren McCardle, Frank Ross, Teddie Page

Regrets: Peter Bakas, Kevin Wollenweber, Jeff Taylor

The meeting convened at Frank Ross's house 6:30 p.m.

Meeting Agenda:

- 1) Review and Approve 2016 Budget...
- 2) Review and Discuss Reserve Study.
 - a. Discuss options to parking lot situation...we should NOT move the fence near the parking lot until we consult an Architect.
 - b. Discuss repairs to pool deck and seal between pool deck and coping stones
 - c. Discuss ADA concerns...parking, access to property, access to the pool, and bathroom implications
 - d. Potentially hiring an Architect that specializes in HOA's
- 3) Discuss concern raised by Homeowner regarding selling Guest Memberships next year.
- 4) Swimteam membership update

We voted Teddie Page onto the board (4 ayes)

Darren McCardle is taking over as President from Peter Bakas (4 ayes)

- 1) We went over the budget and the board approved (5 ayes)

- 2) Reserve study; Frank suggested to hire an architect to find out what the Cabana needs to get done next year. Some of the outstanding issues are:
 - i) Making sure the pool is ADA compliant and what repairs additions are needed (leveling, bathrooms, gates, pool equipment)
 - ii) Pool deck needs to be fixed, seals are cracking and missing
 - iii) Gate locks and security

The board voted on hiring an architect that is specialized in HOA's. Frank has a recommendation and will contact him. 5 ayes

3) There was a discussion about opening the pool to swimteam members that are non HOA. We have never done it in the past. The board would like to try it for one year to a limited amount of swimteam members. Previously we talked about 20 families. We know these families, they are on the swimteam. If we get new locks, we will know who enters the pool when. We can turn of their access if there is a problem and at the end of the summer. It will bring in some extra income. We have some big bills coming up that will most likely not all be covered by the HOA dues. We have been allowing other swimteams to use our pool for a fee. This would be no difference. Actually less traffic. There were worries about too many people at the pool. The pool has been very quiet these past few years, a bit of activity might be nice. If it becomes too much, we won't offer these memberships next year. That's why we call it a trial year. membership is just for one year.

4) Amy Sechrist emailed a letter to all non HOA swimteam members to see who might be interested. We got a response from 7 people. We think it might be a bit more with new swimteam families coming in but most likely won't reach our 20 families.

There was a brief discussion of offering same Non H

oa memberships to rest of the neighborhood (Up to Meridian). Board decided to try swimteam first. Not ready to expand.