

OAKTREE PARK CABANA CLUB

Meeting minutes Annual General Board Meeting

Meeting date: January 26, 2016

Minutes issued: January 27, 2016

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

Bookkeeper: Frank Ross

Regrets: Peter Bakas, Kevin Wollenweber

Visitors: 15 Homeowner's, 3 Swim team Board members

The meeting convened at Shepherd of the Valley Lutheran Church, 1281 Redmond Avenue, San Jose, CA 95120 Meeting Agenda:

Agenda:

- 1) – 2015 Financial Review
- 2) – Collections Vote on 2 Homes
– 2016 Budget Review
- 3) – Capital Improvement project
- 4) – Special Assessment discussion
- 5) – Board member support

Meeting started at 7:30 pm

2015 Budget

- Southbay Swim team rented the pool in April
- No equipment problems

2016 Budget

Need to do property pool improvements. Oaktree Park Cabana Club pool needs to be ADA compliant and it has been noted that we currently are not. This means the pool needs to be accessible by all people in a wheelchair. Also, no major improvements have been done at the pool in 40+ years.

For ADA, We need to improve:

- Bathrooms need to be ADA compliant. We need to either widen the entrance and turn for both bathrooms or add a co-ed ADA compliant bathroom
- Pool deck is in bad shape. Hasn't been worked on in 40 years. We need to replace it and level it for ADA
- Parking lot needs to be replaced (it slopes) and we need to add a handicap spot.
- We need to add a portable ADA Compliant Pool lift for the pool.

HOA did a reserve study and estimated how much it is going to cost. (This information was provided to homeowners in Annual Budget and Reserve Study package in December.)

Non ADA work we are doing at the same time:

- Landscaping around the pool. Remove grass and plant drought resistant plants. We already have a plan and has been approved for the Santa Clara rebate program so we will receive \$2.00 back for every foot of grass we remove. We will put this work on hold until we know if construction will take place there. We hate to have to redo it again
- Gates: Upgrade to ADA compliant and add card access hardware so we can monitor who goes into and out of the pool
- We are going to install security cameras

Question and Answers from homeowners:

Q: How did the board come up with the \$1500 estimate?

A: Darren works in construction and also the Reserve Study Company went by industry standards

Q: Is there a vote on changing the amount?

A: No, We need to have the money before hand (July) in order for work to start

Q: Is the board going to control who gets the bid?

A: Yes, we will get 3 quotes and select a contractor(s) to do the work. (the board has already selected the architect for the work.)

Q: If we don't do this work, then what can happen?

A: Someone can file suit and we will get fined (+/- \$30,000) and then we still will be required to make the changes.

Q: Is it possible just to widen the bathrooms instead of redoing the whole building?

A: Looking into it. A cheaper way might be to create a separate unisex ADA compliant bathroom.

Q: Can we fix the pool deck instead of replacing it?

A: It needs to be replaced. The cement deck has failed and is connected to the bathroom ADA work, the gate ADA work and the parking lot. All work needs to be done at the same time.

Q: Do we want to make improvements on top of all these fixes? (Build in BBQ, Bocce ball, spa?)

A: Looking at alternatives for parking lot to enhance the pool area. Can we use the parking lot as an expanded Pool deck area? We don't know. This is all dependent on the City Codes and Requirements. Spa is way too expensive.

Q: Will there be another meeting about the plans?

A: Yes, we will have a meeting once we get a more detailed plan. (Board meeting dates and agendas are posted on the Oaktree park Cabana Club website)

Q: What part of the \$1500 assessment is for ADA compliancy?

A: All of it has to do with ADA, ADA compliant bathroom, Pool lift, sidewalks and Parking lot is included in the work. If we don't need a parking lot then we can do something else. Either way it will cost money to replace/level it.

Q: Can we vote on those extra things versus what needs to be done during next meeting?

A: We can talk about it during the next meeting but in order for homeowners to vote on something they will all need to be there. Most decisions are made at board meetings. Welcome to join the meetings, join the board.

Q: Prior to Assessment, I never heard anything from the HOA. How does the board communicate?

A: Annual or Spring Newsletter sent to homeowners, Oaktree Park Cabana Club website or you can attend the board meetings meeting. Homeowners are welcome to attend. Board meeting dates and agendas are posted on the Oaktree park Cabana Club website. If you would like to add something to the agenda email the board. The Board is working to get updated emails from homeowners. Maybe someone can help us with that. The Board is comprised of homeowners like yourself and is very short staffed.

Q: Would like to have more input on what is happening to the pool.

A: Attend the board meetings. We will have updates on the website about meeting dates and we can make a sign at the pool with the plans.

The board is getting extra income from:

- 1) Opening pool to other swim teams (Southbay Swim team mid April to May 6th)
- 2) Opening pool to non HOA swim team members

Q: *People from other swim teams seem to have no respect for pool. Parking, turn around in driveways, kids running up and down the street.*

A: If it is another swim team then please notify the board (Helga) and she will communicate with that swimteam. If it is a swimteam Non HOA family, then we can talk to them, fix the issue or shut off their access,

Q: *If we rent the pool out, can we tell people where to park? Homeowners on Chrismara will have the extra cars to deal with*

A: We tell families not to block any driveways but we can't tell them where to park exactly. We do make them aware of parking lot.

Q: *Why do we rent the pool out?*

A: So we can have some extra income to make improvements to the pool, especially with all this construction coming up.

Q: *Can we offer rental agreement to NON HOA swim team members after we change the locks to card system next year? There is no leverage.*

A: There is leverage. They are swim team members. We can revoke their rental agreement.

Q: *How much do we charge them?*

A: Suggested cost for non HOA fees is \$600

Swim team board member comments:

Q: *Crossgates charges \$500 and they have a lot more then(THAN) Oaktree (Volleyball, parties etc). Can we lower the fees?*

A: Crossgates has a lot more members, they can afford being lower. Also we don't necessarily want to be Crossgates. We are not a party pool.

A: The Board Voted in 2015 to offer Non-Hoa Swim team families the opportunity to use the pool and decided only to limit these guest rentals to a small number of families to try it for a year. If it doesn't work, too many issues, pool too crowded, then we will stop offering it.

Q: What if a homeowner doesn't know they have to pay HOA?

A: It is part of disclosure of previous resident and Title company. If homeowner doesn't know, they should talk to their realtor.

End of Question/Answer

- Assessment mailed out in June. \$1500 due in July.
- Vote on non payment of resident on Knoll Park. Board voted "yes"

Board needs board member support. We need more people especially this year.

- If we can eliminate mailing all this info, we can save the board a lot of money. Homeowners would need to give up their rights to receive mail and need a valid email so we can email the info.
- Need to get updated emails from homeowners

Suggestions: Add, "please send us your email" on our website and have it populate a database.

This is one project the HOA needs help with and does not have enough resources right now.

Q: Can we take everyone's email right now and start a list?

A: yes, asked everyone to add an email to sign in log.

Next HOA Newsletter -Can we add all board member responsibilities and which position that are open.

Swim team request:

Swim team likes 4 additional events during the season for swim team (potlucks). Is board OK with that?

Board voted "Yes"

Meeting adjourned at 9:00 pm.

