

**Oakleigh Homeowners Association**  
**Annual Meeting**  
**January 25, 2005**

**Minutes**

Check-in and quorum validation performed by Gerri Schwartz from Working Solutions began at 7:00 pm.

**Call to Order.**

A quorum was present, and the meeting was called to order at 7:30 pm.

**Present:**

Barco Davidson, Donald Keck, Michele Quinlan, Wayne Williams, and Reid Thompson.

Voting members present	38
Proxy votes present	64

**Welcome and introductions by Barco.**

**Board Member Election – 1 Officer.**

Don Keck was the only nominee. There were no other nominations from the floor. A motion was made to elect Don Keck by acclamation. There was a second, and Don was approved unanimously.

**2004 Financial Results.**

Michele discussed the 2004 expense analysis, and there were no questions.

**2004 Accomplishments and 2005 Proposed Projects.**

Don discussed the above items. The need for a replacement cost study and reserve fund was also discussed. There were questions mostly on parking lot expansion, the pool leak, and the duties of the pool monitors. Don distributed a proposed three to five year plan for improvements to the common areas and requested input from members.

The Board was complimented on the amount of work that had been accomplished during 2004.

**Bylaw Rewrite Status.**

Don discussed the above item.

There were questions and comments. The need for a legal review of the proposed Bylaws was discussed.

**2005 Budget presented by Michele.**

Michele discussed the 2005 proposed Budget.

There were questions regarding the water and sewer cost, tennis supplies, the reserve fund, and resurfacing the wood floors.

The proposed legal review cost for the Bylaws rewrite was discussed by Barco.

There was a motion to approve the 2005 Budget including the \$1,000 additional funds for the legal review, there was a second, and the motion was approved unanimously by show of hands.

**Architectural Control.**

Wayne discussed the ACC process, and there was one comment on the lack of architectural standards enforcement.

**Vandalism Concerns.**

Don discussed the above item and there was discussion specifically on the problem of kids loitering in the parking lot. Jeff Wright, Sarah Sistrunk, Tim Nestlehut, John Sensing, and Alex Prieto, volunteered for a committee to propose policies dealing with that problem.

**Management Company Selection.**

Barco and Don discussed the retention of Working Solutions, and there was minimal discussion.

**General Discussion of the following issues.**

Possible rearrangement of Board positions.

Social committee chair vacancy.

Limitations of garage sales to twice per year.

Concerns about the new high school districting, and the possibility of forming a committee to monitor this issue was discussed.

Door to door solicitation violations.

**Adjournment.**

The meeting was adjourned at 9:26 pm.