

**OAKLEIGH HOMEOWNERS ASSOCIATION  
ANNUAL MEETING  
JANUARY 26, 2010  
MINUTES**

**CALL TO ORDER:**

A quorum having been established the meeting was called to order at 7:20 PM.

President Barco Davidson welcomed the members present, and introduced the members of the Oakleigh Board of Directors and representatives of Working Solutions (Management Company).

**ELECTION OF BOARD MEMBERS;**

Barco Davidson announced the election of three Board members.

The candidates were:

Kevin Boland (incumbent)

Don Keck (incumbent)

Keith Simmons (incumbent)

As there were no additional nominations the three candidates were declared elected by acclamation.

**FINANCIAL REPORT:**

Keith Simmons presented the 2009 financial report.

Barco Davidson explained that expenditures had exceeded the budget in three areas:

Pool Repairs (due to significant charges for repairs completed in 2008 being submitted and paid for in 2009);

Legal Expenses (due to the cost of recovering unpaid Assessments from two homeowners, and legal assistance in drafting the revised and restated Covenants);

Cost of Utilities (due to significant, unanticipated increases in utility costs in mid-year – particularly the cost of electricity).

**VANDALISM REPORT:**

Don Keck provided a report on vandalism.

Vandalism costs paid in 2009 were \$1,006.41. This included \$386.21 resulting from acts of vandalism which occurred in 2008, with the repairs completed in 2009, and \$620.20 resulting from two acts of vandalism committed in 2009.

The cost of vandalism has declined every year since 2005 when it reached a total of \$13,129.59.

### **REPORT ON 2009 ACCOMPLISHMENTS:**

Kevin Boland reported on the following accomplishments in 2009:

The Tennis Courts and the Basketball Court were resurfaced. New goals, and new nets and windscreens were also installed.

Security lights were installed in the Tennis Pavilion and the Parking Area next to the Club House.

The carpet in the lower level of the Club House was replaced with a tile floor due to damage caused by the flood.

There were numerous repairs to the Pool, including new drains, lights and pumps, as well as repairs to the Sprinkler System, and frozen pipes in the Pool Storage Room and outdoor showers.

A dozen new lounges were purchased for the Pool area to replace damaged lounges. Four new benches were purchased for the Tennis Courts to replace damaged benches.

Social Events sponsored by the HOA included:

- Easter Egg Hunt;

- Memorial Day End of School Event;

- Fall Festival;

- Cookies with Santa;

- Two Swim Meets for the Oak-Amber Swim Team;

- Numerous Tennis Matches for the Alta Tennis Teams.

### **PROJECTS FOR 2010:**

Barco Davidson reported that Capital Projects for 2010 would include:

- Painting the exterior of the Club House;

- Possibly installing a new roof;

- Installing another Security Light next to the Club House;

- Conducting a feasibility/cost study of what to do with the unused Shuffle Board Court. This study will include a children's water feature with water slide, etc. Other ideas were solicited. A covered picnic area with cooking facilities was suggested. A hot tub for adults was also suggested.

### **WEST COBB NEIGHBORHOOD ASSOCIATION:**

Kevin Boland explained the new West Cobb Neighborhood Association which is currently being formed. It is to be a coalition of HOA's in the West Cobb area (between Macland Rd. and Cobb

Parkway) which will share information, resources and services, and will work together to influence government decisions and actions affecting the West Cobb area. \$500 has been included in our 2010 Budget for Oakleigh membership in the WCNA.

### **2010 BUDGET:**

Barco Davidson reviewed the proposed Budget for 2010.

The Oakleigh HOA Annual Assessment will remain at \$500.

Don Keck reported that Oakleigh's Assessment remains one of the lowest Assessments among comparable HOA's in the West Cobb area. During the period 2004-2009 the Board has carried out a number of significant Capital Improvement Projects (including resurfacing the Poll, Tennis Courts and Basketball Court, installing a new Playground, refurbishing the interior of the Club House, etc.) all of which were paid for out of current income (not Special Assessments or Reserve Funds), while increasing the HOA's Reserve Funds from \$30,000 to \$120,000.

The 2010 Budget was approved unanimously.

### **ACC REPORT:**

Wayne Williams reported that 114 AC requests had been approved and 1 had been denied during 2009. He complimented the members for their continuing efforts to maintain and improve the quality of the community, which is essential for upholding property values. He also pointed out that it is necessary to obtain ACC approval for all exterior projects (other than emergency repairs, in which case an AC request should be submitted as soon as possible).

### **NEW COVENANTS:**

Don Keck reported that the Revised and Restated Covenants were approved by 80.5% of Oakleigh's homeowners. They have been submitted to the Cobb County Superior Court for registration. The new Covenants will go into affect as soon as they have been registered by the Court.

A number of questions about various provisions of the new Covenants were answered and discussed.

**TRASH TAXI:**

Barco Davidson announced that Trash Taxi would like to change its Oakleigh pick up day from Thursday to Monday. There were no objections to this change.

The question was raised and discussed about what and how much stuff Trash Taxi will pick up for the regular monthly rate of \$12.99.

**MEMBER CONCERNS:**

The following concerns were raised by members present and were discussed:

The bolts holding the new Basketball Goals are sticking up about an inch above the ground and could cause an injury. Keith Simmons will check it out and determine how to remedy the problem.

The streets in the subdivision need to be resurfaced. Don Keck reported that the State has a formula for determining when the streets may be resurfaced (which is based on a Federal funding formula). The County was asked a year ago to resurface the streets in the subdivision. The County's inspector informed the Board that our streets do not meet the State formula at this time. Don Keck will follow up with the appropriate County officials. Don Keck also reported that the drainage problems along Lost Mountain Rd. are currently being fixed per the Board of Director's request, and that Oakleigh has been put on the County's list for the installation of side walks along Lost Mountain Rd. between Hopeton and Oakleigh Manor Dr.

"No Exit" signs are needed to keep non-resident drivers out of the subdivision. Don Keck will check into this. He also reported that the placement of such signs would be determined by the County. He further reported that the County has already approved three Speed Limit signs for the subdivision. The Signs are free, but Oakleigh's red cast iron sign posts (which the HOA would have to purchase and install) cost approximately \$1,000 each. Any such cost would have to be included in next year's budget.

**ADJOURNMENT:**

The meeting was declared adjourned at 9 PM.