

**OAKLEIGH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
NOVEMBER 5, 2007
MINUTES**

CALL TO ORDER:

7:40 PM

PRESENT:

Kevin Boland, Barco Davidson, Don Keck, Keith Simmons, Wayne Williams

MINUTES:

Minutes for the October 1 Meeting were approved with one amendment.
Wayne moved; Keith seconded. Approved Unanimously.

FINANCIAL REPORT:

No concern raised.

We should have a surplus which will be applied to the HOA's Reserve Funds.

LAW SUIT:

Barco reported that the [names omitted] have refused to sign the settlement agreement negotiated by their attorney. They have hired another new attorney.

BUDGET FOR 2008:

Barco presented a preliminary budget proposal for 2008.

Annual Assessment:

Keith moved, Kevin seconded that the annual assessment for 2008 be increased by 4.9% to \$488.00. Approved Unanimously.

Capital Projects for 2008 with estimated costs:

Resurface Pool	\$13,000 to \$15,000
Resurface Basketball Court and replace two Goals. Don will provide cost estimate.	\$5,200
Sand for Volley Ball Court. Don will provide cost estimate.	\$830 to \$850
Paint fence around Pool. Don will provide cost estimate.	\$1,340
Paint fence along Lost Mountain Rd. Don will provide cost estimate.	\$4,480
to paint both fences:	\$5,230
Drainage Repairs (postponed from this years budget) Don will provide cost estimate.	\$1,200 to \$1,600
Replace Pool Furniture:	
10 lounges	
2 to 4 round tables	

8 to 16 chairs
2 picnic tables

Keith moved; Wayne seconded that \$2,500 be allocated for new pool furniture.
Approved Unanimously.

Don moved; Keith seconded to include a Sprinkler System Service Contract with Rainmaster Irrigation Co. in next year's budget. Annual cost \$660.
Approved Unanimously.

LANDSCAPE:

The Board agreed not to plant fall flowers this year due to drought.

ACC REPORT:

Resident [name omitted] requested to be allowed to install two (2) satellite dishes on the roof. Decision tabled until ACC Director could ascertain why homeowner needs two dishes, and whether they would be visible from the street.

Requests Approved:

- [Name omitted] to repair driveway.
- [Name omitted] to replace two wooden fence panels with black aluminum fence, replace existing walkway from front entrance to driveway with flagstone, and replace outside light fixtures.
- [Name omitted] to replace roof.
- [Name omitted] to replace roof, and replace siding with hardy plank.
- [Name omitted] to install swimming pool with covered deck and outdoor kitchen, and to improve landscape.

Drive-Thrus:

Wayne reported that letters re. pine straw/mulch will be withheld until leaves have fallen. Letters will be sent re. other concerns.

The Board approved sending a letter to the residents [name omitted] re. Blue Balls in front of house. Not in keeping with the character of the community.

The Board approved sending a letter to the new residents [name omitted] reminding them that trees in their front yard may not be cut down without the prior approval of the ACC.

A request to install a hair dressing salon in the residence [name omitted] was rejected. Oakleigh Covenants restrict the use of homes to single family dwellings (Article VIII, Section 1). In addition all properties in Oakleigh are zoned as single family dwellings, not for commercial use.

MAINTENANCE ISSUES:

Sign at Hopeton Entrance.

Don moved; Keith seconded that the Hopeton entrance sign be repainted at a cost of \$400. Approved Unanimously.

The Board agreed to powder coat or paint all street signs on Oakleigh Manor Dr. and on Jubilee Way. Don will check the cost. Will do as many as we can afford this fall and the rest next spring.

The cost of Powder Coating would be between \$3,290 and \$3,640 for all 14 signs. The cost of painting would be \$2,100 for all fourteen signs, minus 15% if we do all 14 at one time.

Don reported that the total cost of the irrigation repairs completed in September was \$2,072. He distributed a chart of the irrigation system zones for the Oakleigh property prepared by Rainmaster Irrigation Co.

One Halloween sign was stolen. Need to replace it. Cost \$36.

Need to paint new playground equipment. Kevin will assume responsibility to get it painted before the end of the 2007 budget year.

Need to install a security light at the Tennis Pavilion. \$350 was allocated for this purpose in the 2007 Budget.

SOCIAL COMMITTEE;

The Christmas with Santa Party is scheduled for December 6.

COVENANTS:

Don distributed the proposed new Covenants for Oakleigh. Asked the Board members to read them and report any errors or concerns as soon as possible. Don will turn them over to our attorneys for review after Thanksgiving.

2008 DIRECTORY:

Don will ask the Block Captains to start collecting data for the 2008 directory immediately. Will also ask if properties are owned or rented. This is for the Board's information only and will not be publicized.

WASTE MANAGEMENT CONTRACT:

Nothing new to report.

DATE FOR 2008 ANNUAL MEMBERSHIP MEETING:

Set for January 29, 2008 per the By-Laws.
Board will establish the agenda at its Dec. 3 Meeting.

ADJOURNMENT:

The meeting was adjourned at 9:45 PM