

**OAKLEIGH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
DECEMBER 3, 2007
MINUTES**

CALL TO ORDER:

7:50 pm

MEMBERS PRESENT:

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

MINUTES:

Minutes for the November 5, 2007 meeting were approved unanimously.

Wayne moved/Keith seconded.

FINANCIAL REPORT:

The Board reviewed the Financial Report for October 2007. No concerns were raised.

LAWSUIT:

Motion:

Don moved/Keith seconded: in view of the fact that the [names omitted] have restored their gas lamp as requested, the Board will hereby direct its attorney to remove the notice of non-compliance from the [names omitted] Warranty Deed File.

Approved Unanimously.

A question was raised as to whether or not the restored gas lamp is operable (i.e. can be lit). The [names omitted] were asked this question by our Attorney, but have refused to answer.

Motion:

Don moved/Wayne seconded: in view of the [names omitted] refusal to sign the Mutual General Release which was previously negotiated with them, the Board's approval of that Mutual General Release is hereby withdrawn, and will not serve as the basis for any future settlement negotiations that may take place.

Approved Unanimously.

AC REPORT:

Wayne reported that the following AC request has been approved:
[name omitted] to install a new roof.

Don distributed a reply to the Board's zoning concerns from Bob Hovey of the Cobb Co. Planning Commission. Owners of homes which are zoned as single family dwellings cannot rent space to non family borders, and cannot use their property as a business site.

NEW COVENANTS:

Don will take the proposed new Covenants to Working Solutions for review by our attorneys.

SOCIAL COMMITTEE REPORT:

Kevin reported that the Annual Christmas Party is December 6th is, and will be advertised on the Calling Post. Santa will be there.

2008 ANNUAL MEMBERSHIP MEETING:

The Board agreed on the agenda for the Annual Membership Meeting scheduled for January 29, 2008.

The following new items were added to the Agenda:

An announcement will be made concerning the preparation of proposed new Covenants for the Oakleigh HOA. A Special Membership Meeting will be called to deal with this issue and to adopt a few amendments to the By-Laws which will be needed to insure that the two documents are in sync.

The question of the Signature Gas Lamps will be brought before the meeting which will be asked to decide the following questions:
Shall the gas lamps be retained as a Signature item, maintained in good and operable condition and be required to be lit?
Shall the gas lamps be retained as a Signature item, maintained in good and operable condition, but NOT be required to be lit?
Shall the gas lamps be dropped as a Signature item and homeowners be allowed to remove them, provided that no alternative type or style of lamp may be substituted for them?
Don will prepare a ballot for the meeting.

MAINTENANCE ISSUES:

The entrance sign at the Hopeton entrance has been repainted.
Annual Maintenance Agreement for sprinkler system.
Don will notify Rainmaster, Inc. that the Board has accepted their proposal and will sign the agreement on behalf of the Board.
Re-finish street signs on Oakleigh Manor Dr. & Jubilee Ct.
The Board agreed to have all fourteen signs re-painted in the spring of 2008 for \$1800, which will be included in the 2008 budget. Don will make the necessary arrangements.

Kevin reported that the gutter at the rear of the Club House appears to be sagging. Keith will look at it and, if necessary, make arrangements to have it repaired.

Kevin expressed concern about the four grates over the drainage boxes in front of the Tennis Courts. (There are two drainage boxes in front of each Tennis Court). If removed someone could fall into them and be injured. Keith & Kevin will check it out and see if they can be secured.

2008 BUDGET:

The Board reviewed its Budget proposal for 2008.

The following projects were approved for inclusion in the 2008 Budget:

Re Plaster Pool	\$15,000
Repaint Street Signs	\$1,800
Sand for Volley Ball Court	
\$850	
Paint Pool Fence	\$1,340
Resurface Basketball Court & Install Two New Goals	
\$5,200	
Fix Drainage Problem Next to Front Tennis Court	\$1,600

Barco will prepare a final draft for review by the Board.

OLD BUSINESS:

Don moved/Kevin seconded that the Board send a notice to the Tennis Teams at the beginning of each Tennis season notifying them that their contribution of \$125 per season will be due within 30 days. (Notices would go out January 1, March 1, June 1 and September 1.) Approved Unanimously.

ADJOURNMENT:

The meeting adjourned at 10:20PM.