

**OAKLEIGH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS  
MINUTES  
JULY 7, 2008**

**Columbia Properties:**

Matt Barrett & Andy Campbell of Columbia Properties made a presentation re. their companies' proposal for a commercial development at the corner of Dallas Hwy. & Casteel Rd. to be built around a Fresh Market Grocery Store.

**Sting Ray Swim Club:**

Vince Maggio & Greg White made a presentation re. their Club's proposal to use the Oakleigh Swimming Pool from September to May, and to construct an all weather structure over the pool for that purpose.

**Call to Order:**

The meeting was called to order at 8:25 PM.  
Members present: Kevin Boland, Barco Davidson, Don Keck, Keith Simmons, Wayne Williams.

**Security Issue:**

Barco presented an e-mail from [Name withheld] raising concerns about strangers in the sub division. The Board agreed to invite the Cobb County Police Department to send a representative to our next meeting (Aug.4) to discuss appropriate procedures to deal with the problem. Wayne will contact the police department.

It was agreed that Amberton's BoD should also be invited to attend. Don will contact Brad Wheeler with the date & time of the meeting.

**Minutes:**

Wayne moved/Keith seconded that the Minutes of the June 2, 2008 meeting be approved with one amendment. Approved unanimously.

**Financial Report:**

It was reported that we now have reserve funds in the amount of \$116,141 (plus interest earned to date):

\$45,000 in a Money Market account with United Community Bank.

\$71,141 in a fifteen month CD at 4.19% interest with United Community Bank.

**AC Report:**

Wayne reported that five AC requests had been approved:

[Name withheld] to replace roof and gutters;

[Name withheld] to replace roof;

[Name withheld] to replace garage doors and windows;

[Name withheld] to paint house;

[Name withheld] to replace chimney & deck destroyed by a falling tree, and to add a screened in porch and flagstone patio with a 2 foot retaining wall.

One request was denied:

[Name withheld] to install a Rubber Made shed in the back yard.

Don reported that the Rubber Made shed at [Address withheld] has been removed per the Board's request.

**Garage Sales:**

The Board discussed the issue of private garage sales. It has long been the practice of the Oakleigh HOA to sponsor two official garage sales per year and to prohibit private garage sales. In the absence of Association records prior to February 2004, the Board agreed to reaffirm this policy.

Don moved/Wayne seconded that the HOA sponsor two official garage sales per year (one in the spring and one in the fall); that unauthorized private garage sales be prohibited; and that special exemptions may be approved by the Board in the case of extraordinary circumstances, such as new homeowners moving into the community or homeowners who are moving out of the community. Approved unanimously.

### **Trash Collection:**

Kevin reported that two homeowners are using unauthorized trash collection services:

[Name withheld]

[Name withheld]

As provided for in the Oakleigh Covenants the HOA has long had an agreement with Waste Management Co. to provide trash removal service for the entire subdivision at a common rate of \$45.00 per quarter. The purpose of this arrangement is to secure a favorable rate and to minimize the number of garbage trucks driving through the community each week.

Working Solutions will be asked to send each of these homeowners a letter notifying them that Association policy requires that all Oakleigh homeowners use Waste Management as their trash collection service,

and asking them to transfer their service to Waste Management as soon as possible.

Don will write a reminder for the next newsletter and for the website explaining the policy and the reasons for it.

### **Covenant Re-Write:**

Don reported that Attorney Mike Zinner has promised to have his recommendations re. our proposed new Covenants ready for the Board's review by July 21, 2008.

### **Basket Ball Goals:**

Keith has obtained two new Basket Ball Goals from Ebay for \$1,428.00, saving the Association \$572.00, plus tax. If we install them ourselves we will save an additional installation cost of \$722.00. Our total savings would be \$1,294.00, or almost half the amount originally estimated for this project.

### **Pool:**

Restoration work on the pool has not yet been completed.

\$2,000.00 has been withheld until all the work is finished to the Board's satisfaction.

Other work that needs to be done in the pool area:  
Clean the staining on the floor of the children's pool.  
Replace the underwater light that exploded and sank.

Another underwater light shorted out and has been replaced.

The Pool Rules have been posted in the pool area.

**Maintenance Issues:**

Repairs to the bathroom drainage system have been completed at a cost of \$1,150 - including re-plumbing the existing drain pipe, adding a second clean out access, and unplugging the drain in the Men's Room floor (\$750.00), plus removing and replacing the concrete necessary to reach the drain pipe alongside the Club House (\$400.00). That was \$1,350 less than the estimate provided by Mr. Rooter (\$2,000.00 to re-plumb the drain plus \$900.00 to add a second cleanout access, not including the cost of removing and replacing the concrete).

The five catch basins next to the Tennis Courts will be rebuilt at a cost of \$1,570. We are waiting for the new grates to be fabricated.

New door knobs have been purchased at a cost of \$131.08 for the doors to the pool storage room, the pump room and the pool monitor's closet. Kevin will install them.

Sid has not yet finished his work in the ice machine alcove and the bathrooms. He needs to repair the stucco around the vent, fan & new electrical outlet in the alcove and repair and repaint the wall in the Ladies Room. To date Sid has not yet submitted a bill for his work.

Larry Eccles has provided an estimate of \$1,090 to install two security lights on either side of the Tennis

Pavilion, in order to light up the area at night to prevent vandals from congregating there.

Don provided a catalog of outdoor tables and benches to be used to purchase new tables for the pool area and benches for the playground. It was agreed that it would be better in the long run to purchase a few quality tables and benches each year rather than the cheap ones that are vandalized and destroyed in less than a year (such as the picnic table for the playground area which was purchased and destroyed by vandals last summer.)

Don called AT&T regarding the drainage problem along Lost Mountain Rd. caused by the expansion of its equipment located alongside our property at Lost Mountain & Corner Rds. We haven't heard anything from AT&T to date.

Kevin reported that there are a couple of sprinkler heads that are spraying water onto the Volley Ball Court and need to be re-located. It was agreed that Kevin would re-locate the sprinkler heads rather than use our one free service call from Rainmaster Irrigation to fix a minor problem.

**Pool Reservation Agreement:**

The Board reviewed the Pool Reservation Agreement provision regarding the requirement to hire life guards for scheduled parties at which children under 14 years of age are to be present. (See page 4, Section 14 "Supervision," paragraph two.) The Board came to the conclusion that the language of the agreement is clear and unambiguous, and that it

does not need to be rewritten. Don will instruct Working Solutions how to apply this provision, which should be explained to each resident who schedules an event at the pool when they sign the Reservation Agreement.

Don will write a piece for the next newsletter and the website explaining the life guard requirement.

**Calling Post:**

A question was raised as to whether we are charged a long distance fee to call a member's cell phone with a non-local area code. Kevin will check it out.

**Fall Garage Sale:**

The fall garage sale was scheduled for September 26 & 27.

The date will be posted on the Oakleigh website and announced in the next issue of the newsletter.

**Adjournment:**

At 10:22 PM Wayne moved/Keith seconded that the meeting be adjourned. Approved unanimously.