

**OAKLEIGH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS  
MINUTES  
SEPTEMBER 8, 2008**

**Call to Order**

The Meeting was called to order at 7:37PM

Members present:

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

**Minutes**

The Minutes of the August 4, 2008 Meeting were approved unanimously. Keith moved/Kevin seconded.

**Financial Report**

No concerns.

Don distributed the following report on Assessments at some HOAs in West Cobb:

OAKLEIGH'S ASSESSMENT COMPARED TO SOME OTHER HOMEOWNER'S ASSOCIATIONS IN WEST COBB.

\$450 (Heritage Club)

*\$488 (Oakleigh)*

\$500 (Amberton)

\$550 (Brookstone III)

\$520 (Echo Mill)

\$595 (Legacy Park)

\$600 (Broadlands)

\$600 (Huddlestone Bridge)

\$800 + \$400 (Hawthorne)

\$1,866 + \$1,000 Initiation Fee (Governor's Town Club)

**ACC Report**

Wayne reported that 16 notices were sent out as a result of last months drive-through by Working Solutions.

The following AC requests were approved by Wayne:

[Name withheld] tree removal

[Name withheld] tree removal

[Name withheld] remove Bradford Pear and replace it with another ornamental tree

[Name withheld] roof replacement

[Name withheld] install swimming pool

It was agreed that a notice should be put in the next newsletter reminding residents to lay down fall pine straw by November 15.

Don reported that the trailer at [name & address withheld] is still in the driveway. The \$100 fine will automatically be renewed each quarter. Don reported that the [name withheld] property at [address withheld] has been sold. No gas lamp was installed prior to the sale, even though Working Solutions notified the previous owners of the need to do so in accordance with the membership vote at the 2008 Annual Membership Meeting requiring that each property have a signature gas lamp. The new owners were not informed of this requirement by the sellers. The Board agreed to discuss the issue further with the new owners and attempt to resolve the issue amicably.

### **Garage Sales**

A request was submitted by the residents at [name & address withheld] to hold a private garage sale as they will be out of town on the date of Oakleigh's fall garage sale. They also indicated that they may be leaving the community and would probably want to have a private garage sale at that time.

It was agreed to request a specific date for the proposed garage sale and to indicate that this should be coordinated with any anticipated move.

The Board agreed that it would be reluctant to approve a private garage sale immediately before or after a regularly scheduled community garage sale, or to approve two private garage sales by the same resident in any given year.

### **New Block Captain**

Don reported that Tom McEnroe has agreed to serve as Block Captain for Oakleigh Manor Ct. An updated list of Block Captains will be posted on the website and published in the forthcoming fall newsletter.

## **New Covenants**

Don reported that a list of questions has been submitted to Mike Zinner concerning some of his recommendations regarding our proposed new Covenants. A conference phone call will take place on Wed. Sept. 10 with Don, Wayne, Mike Zinner & Gerri Schwartz to discuss his suggestions.

## **Recreation Committee**

New Basketball Goals:

Kevin reported that Jason Lill will remove the old Basketball posts next week and then get together with Keith to install the new Goals.

Pool:

The stains have been removed from the baby pool, but have not yet been removed from the big pool.

The missing pool light has not yet been replaced.

Paint has still not been removed from the tiles and deck.

We are withholding 10% of payment for resurfacing the pool because the work has not been completed as promised.

Kevin recommended that we notify Aquamania that the pool maintenance contract will not automatically renew this year, and that we consider other options.

Don moved/Wayne seconded that the pool maintenance contract not be automatically renewed this year and that the pool maintenance contract be opened for bids by other companies as well as Aquamania. Approved unanimously.

Kevin will check with Aquamania to determine whether or not our pool is in compliance with the new Federal Pool & Spa Safety Act which goes into effect on December 19, 2008.

## **Maintenance**

Well Pump Tanks:

One of the two well tanks in the pump room has burst. The other is badly rusted and can be expected to go soon.

New England Plumbing is looking for new fiberglass well tanks to replace the metal ones that have rusted out. Estimated cost \$1,300 for the tanks, plus additional parts and labor. Keith moved/Kevin seconded that the Board allocate up to \$2,000 to replace both metal well tanks with one or more fiberglass tanks. Approved unanimously.

Sid Falsafi:

The Board agreed to pay Sid \$1,050 based on his original estimate for the work he completed on the installation of the new ice machine. Sid has not submitted an invoice for the additional work he did in 2008.

Club House Roof:

Don will ask Crist roofing to check the Club House roof for hail damage.

Speed Sign

There is a 25 mph speed sign on Bramble Oak Ct. and suggested that it be removed to a more useful location, such as Hopeton & Bowerie Chase or the Oakleigh Valley entrance.

Don will check with someone on Bramble Oak Ct. to find out when and why the sign was put there.

Clean Club House

It was suggested that we hire a cleaning service to clean the Club House this fall. The Board agreed to do so before the Christmas holiday.

### **Information for 2009 Budget Planning**

Tennis Courts/Basketball Court:

Don provided a proposal from Court Makers for the resurfacing of the Tennis Courts & Basketball Court, including the application of Armor Crack Repair to the Tennis Courts. The total cost will be \$20,495.

(\$8,400 to resurface the Tennis Courts; \$2,000 to resurface the Basketball Court & the rest for the Armor Crack Repair @ \$18.00 per linear foot.)

Fence Along Midway Rd:

Wayne will check with [name withheld] re. the cost of constructing a privacy fence along Midway Rd. in cooperation with the homeowners whose property abuts Midway. He will be asked to attend the Board's 2009 Budget Planning meeting in October to discuss the HOA's contribution to this project.

### **Burglar Alarm Registration**

All Burglar alarms will need to be registered with the Cobb County Police Dept. by December 2008. A notice to that effect will be posted on the website and published in the next newsletter.

### **New Oakleigh Directory**

Data is being collected for a new Oakleigh Directory with the assistance of Stacy Gray and Kathy Heck. The new Directory should be ready for publication by January 2009.

### **Fall Festival**

Kevin reported that the Oakleigh Fall festival is scheduled for Sunday, October 26.

### **Fresh Market Project**

Don reported that the proposed Fresh Market project at the intersection of Dallas Hwy. & Casteel Rd. has been withdrawn "without prejudice."

### **Suspected Drug Dealing**

Don reported that he has been informed by a number of residents of suspected drug dealing in the Oakleigh parking lot. A notice will be posted on our website and published in the forthcoming newsletter calling on all Oakleigh residents to be alert to any such activity and to report any suspicious behavior to the police immediately.

### **Adjournment**

Keith moved/Don seconded that the meeting be adjourned at 9:45PM. Approved Unanimously.