

**OAKLEIGH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
MINUTES
OCTOBER 6, 2008**

Call to Order:

The meeting was called to order at 7:40 PM.

Members present: Kevin Boland, Keith Simmons, Don Keck, Wayne Williams.

Minutes:

The Minutes of the September 8, 2008 meeting were approved as written. Keith moved/Wayne seconded. Approved unanimously.

Financial Report:

The Board discussed the Association's income/expenditures to date, and the possibility of a surplus or deficit at the end of the year. No conclusion was reached. Due to the cost of resurfacing the pool and unanticipated expenditures for the repair of the Club House drainage system and the replacement of the well tanks any surplus for 2008 is likely to be small.

Payment for Pool Resurfacing:

10% has been withheld (approximately \$3,000). This will be paid if and when the job is completed as specified.

Sid was paid for installing the new ice machine per his original estimate (\$1,050.00).

Drainage Solutions has been paid for rebuilding five drainage basins and installing new grates on each. (\$1,720.00)

Two new well tanks have been purchased and installed by New England Plumbing. (total cost: \$2,030.89)

Kevin reported that there is \$842.00 left in the budget for two social events: the Fall Festival and Christmas with Santa.

Policy re. Payment of Bills:

The Board adopted the following policy regarding payment of bills by the Oakleigh HOA.

Annual and/or monthly bills for normal operating expenses (utilities, insurance, taxes, etc.) will be paid automatically by the Management Company.

Annual and/or monthly payments to contract employees (i.e. Working Solutions, attorneys, pest control, pool maintenance, landscape maintenance, irrigation service, heating/air conditioning, etc.) will be paid automatically by the Management Company.

All bills/invoices for any work done at the request of the Oakleigh HOA (including, but not limited to, repairs, improvements, additions or modifications to the property, structures and/or recreational facilities) must be submitted to the Oakleigh Board of Directors for approval before payment is made by the Management Company.

Don moved/Keith seconded. Approved unanimously.

Budget Planning 2009:

In the absence of a budget proposal the Board was unable to act on a proposed Budget for 2009.

The following items for possible inclusion in the 2009 budget were discussed:

Privacy Fence.

The Board reviewed a proposal submitted by [name withheld] for a privacy fence to be constructed along Midway Rd. at a cost of \$12,500.00

The proposal was submitted on behalf of the five homeowners on Bowerie Chase and Bowerie Court whose lots abut Midway Rd. The proposal appears to be a request that the HOA assume full responsibility for the construction of said fence.

It was the consensus of the Board that, while the Board may be willing to contribute to the cost of the fence, the primary responsibility for its construction belongs with the five homeowners affected by the foot traffic across their properties from Midway Rd. In any event, there is no possibility of the Board being able to budget the full amount required for such a fence in it's 2009 budget.

The issue was tabled until the concerned homeowners meet with the Board to discuss the issue. (It was noted that if anything is to be included in the 2009 budget the homeowners will have to present their case at the next Board meeting on Nov. 3.)

Resurfacing the Tennis Courts.

The primary capitol improvement project for the 2009 budget is the resurfacing of the Tennis Courts and the Basketball Court.

Don presented a second bid offered by South Eastern Tennis Courts in the amount of \$26,380.

The Board discussed changing the color of the Courts from green and red to blue and green. It was decided to leave the decision to the Tennis Teams. Keith will check with Mike McCall.

If we are going to get the job done as early as possible it will need to be done in May, between the Spring and Summer Alta tennis seasons. This means that we will need to schedule the job as soon as possible in order to get it done in May. Keith will check with Mike McCall on the dates of the Spring/Summer break in the Alta tennis schedule.

Increase Fees for Contract Services.

The Board agreed in principle to increase the fee paid to Working Solutions, but was unable to act in the absence of a specific proposal.

Pool Maintenance Service.

The contract with Aquamania expires in January. Scott has been notified that it will not be automatically renewed next year.

Kevin submitted a proposal from Marshall's Pool Maintenance Service for a new Pool Maintenance Service Contract for 2009. It was agreed that this proposal would have to be spelled out in greater detail before we could agree to it. Kevin will discuss the matter with Marshall and seek to obtain a more detailed proposal.

Kevin will also seek to obtain bids from other Pool Maintenance Companies.

ACC Report:

Wayne reported that the following AC requests were approved:
[Name & address withheld] to upgrade landscape.

[Name & address withheld] to install pool with fence & landscaping; to extend deck, install roof over deck, & finish underdeck: also a possible storage shed.

[Name & address withheld] to widen & extend patio & install additional driveway from [street withheld].

The trailer is still parked in driveway at [address withheld]. Fines continue to accumulate. Lien has been filed.

[Address withheld]. Don reported that the new homeowners [names withheld] are willing to install a gas lamp if the HOA will contribute to the cost of installation. We are waiting for Austell Gas to provide a cost estimate.

Maintenance:

Pool

Marshall Hunton identified the following repairs that need to be made to the Pool:

1. Replace sand in filters;
2. Replace Pool light;
3. Clean stains on Pool floor;
4. Fix leaks in pump/filter system.

Marshall has agreed to do the work.

The new Basketball Goals will be installed by Keith & Kevin.

Additional Work To Be Done:

Repair back splash in Ladies Room (Kevin);

Install three new door knobs (Kevin);

Install two new signs in Common Area (Kevin);

Repair toilet paper holder in upstairs bathroom (Wayne);

Tighten bolts & S hooks on playground swing set (Wayne);

Repair entrance lights at Hopeton & Oakleigh Manor Dr. (Keith);

Paint frame around exhaust fan in alcove, paint Club House railing as needed, stain bench & floor in Tennis Pavilion (Don).

Covenants:

Wayne & Don are revising the proposed new Covenants. They are incorporating many of Mike Zinner's suggestions (wherever

appropriate), and rejecting others (those that would not be feasible or acceptable for Oakleigh).

Garage Sales:

Don moved/Wayne seconded that the Board establish the following annual dates for the community Garage Sales:

Spring Garage Sales will be held each year on the third weekend of April.

Fall Garage Sales will be held each year on the third weekend in September.

Approved unanimously.

The above information will be posted on the website and published in the March and September newsletters.

Don reported another unauthorized garage sale on Bowerie Chase. He spoke with the homeowner and asked her to comply with the policies of the HOA.

The Board agreed that in the future fines may be levied on homeowners who hold unauthorized private garage sales; and that signs posted on Oakleigh property or on the State right-of-way alongside Lost Mountain Road advertising unauthorized private garage sales may be removed.

Social Committee:

Kevin reported that the Fall Festival is scheduled for Sunday, Oct. 26.

Contract for Use of the Common Area & Facilities:

Don distributed a revised version of the proposed new Contract for use of the Common Area & Facilities. No action was taken at this time. The Board members will review it for discussion and action at the Nov. 3 Board Meeting.

New Key Person:

Kevin reported that Christian Sherritt has volunteered to serve as a key person for the Club House. Kevin will provide her with the necessary keys. Her name will be posted on the website, and published in the newsletter and the next Directory.

4505 Jubilee Court:

This property has been rented again. The owners are currently in arrears in the amount of \$1,121.00) for unpaid dues and late fees. Don has asked Gerri Schwartz to do a search to determine who the actual owner of the property is so that we can collect these unpaid assessments.

Kyle Property:

Wayne & Don reported that the Cousins Properties is requesting and extension of its option to build a new subdivision on the property north of Oakleigh known as the Kyle property, which had previously been approved by the Zoning Commission and the County Commissioners.

Adjournment:

The meeting was adjourned at 9:45 PM. Don moved/Keith seconded. Approved unanimously.