

**OAKLEIGH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
JANUARY 5, 2009
MINUTES**

Call to Order:

The Meeting was called to order at 7:52 PM.

Members Present: Kevin Boland, Barco Davidson, Don Keck, Keith Simmons, Wayne Williams

Minutes:

The Minutes of the December 1, 2008 BoD Meeting were approved as written. Wayne moved/Keith seconded. Approved unanimously.

Block Captains:

Don reported on the need to replace two Block Captains. The following new Block Captains were appointed:

Kevin Pushee for the front section of Oakleigh Manor Dr.
Lora Harding for the lower section of Oakleigh Valley Dr.

Financial Report:

The December Financial Report was not yet available.

The Board reviewed the 2009 Budget. Barco indicated that we will need to pay for Pool repairs completed in late December 2008 out of the 2009 Budget because the bills were not submitted until after January 1, 2009.

Barco reported that all notices of unpaid Assessments and Late Fees have been sent out, and that Liens have been filed as per the Board's instructions.

Architectural Control Report:

Wayne reported that Five AC requests had been approved:
[Name & address withheld] to re-landscape side yard and replace all Bradford Pears.

[Name & address withheld] to replace rotted wood on front and side of house and repaint existing color.

[Name & address withheld] to replace wooden fence with black wrought iron fence.

[Name & address withheld] to add a 12x18 foot extension to rear of house for a "Great Room" with 12 foot windows.

Exterior to be finished to match existing materials and colors. Also to add new deck around addition with steps to an existing terrace.

[Name & address withheld] to add aluminum fence to right side of lot and wood rail fence to rear and left side of lot.

Wayne reported that 10 notices of non-compliance were sent out as a result of the December Drive-Thru.

The chain link dog kennel at [address withheld] will be replaced.

The black mail box at [address withheld] has been replaced.

Don reported that the gas lamp has been installed at [address withheld] at a cost of \$450.00.

Board agreed to notify the [name & address withheld] that they must remove the stump from the tree cut down in their front yard and replace it with sod or another appropriate tree.

It was reported that [name & address withheld] has two unregistered vehicles parked in his driveway.

Covenants:

Don & Wayne reported that they would finish the revisions on Wednesday Jan. 7. The Board agreed to schedule a Special Meeting to review the document on Monday, Jan. 12 at 7:30 PM.

Maintenance:

Don reported on work completed:

Winter shut down of sprinkler system by Rainmaster Irrigation. Moved three sprinkler heads located at edge of

Volley Ball Court at a cost of \$210.00. Charged for parts only. No charge for service call.
Wind Screens on Tennis Courts replaced by Court Makers at a cost of \$875.00.
Keith will replace bulbs/capacitors/transformers on Tennis Courts, Basketball Court and Volley Ball Court as needed.
The Board discussed the question of filing a claim with State Farm Insurance Co. to replace hail damaged roof. Don will check with Working Solutions.

Pool Repairs.

Kevin reported that Aquamania has finally completed the repairs that were supposed to have been carried out last summer at a cost of \$8,052.00. The bills were submitted after January 1, 2009. As a result they will have to be paid out of our 2009 Budget.

Kevin reported on a list of further Pool repairs that need to be completed before the Pool opens in the Spring. They will be done by Marshall Hunton at an estimated cost of \$3,852.00.

Kevin will determine what type of Drain Covers we will need to install in order to comply with new Federal regulations and what they will cost.

Annual Home Owners Meeting;

The Board reviewed the materials sent out by Working Solutions for the January 27, 2009 Annual Homeowners Meeting, including the agenda, budget, proxy and candidate application. Gerri will bring copies of the Vandalism Report, the Comparison of Oakleigh Assessments with those of other HOAs, and an election ballot to the meeting.

Club House Contracts:

Don reported that there have been a significant number of "lost keys" and that withholding homeowner's deposits has not been effective because the deposits are usually returned before the lost key has been reported.

It was decided to charge a Lost Key Fee instead. Don moved/Keith seconded to amend the Club House/Pool Area Contracts as follows.

To replace the existing language in Section 8 “**Keys**” with the following language:

“If a Resident is provided with keys to the Club House or restrooms said keys must be returned by 12 Noon of the day following the Event. Failure to return the keys by the specified time will constitute a breach of this Agreement and will result in the withholding of Resident’s deposit until such time as the keys are returned.

Keys will be deemed to be in the Resident’s possession from the moment the Resident takes possession of the keys until the moment a Key Person receives the returned keys from the Resident.

A lost key will result in a thirty five dollar (\$35.00) Lost Key Fee.

It may also result in future denial of use of the Club House and/or other facilities, and in possible liability for subsequent damages to the Club House and/or other facilities.”

Motion approved unanimously.

Don will check with Working Solutions regarding the feasibility of withholding the deposit of [name withheld] as a result of their recent failure to return the keys. Has the deposit already been returned?

By-Law Amendment:

As requested at the previous Board Meeting Don presented a possible By-Law Amendment regarding Fines and Penalties (Article XV, Section 4) for possible submission to the members in attendance at the up-coming Annual Homeowners Meeting. It was agreed to table the proposal until the revised Covenants have been adopted, at which time the By-Laws will need to be revised to bring them into conformity with the new Covenants.

Adjournment:

Don moved/Keith seconded that the meeting be adjourned at 9:35PM. Approved unanimously.