

**OAKLEIGH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FEBRUARY 2, 2009
MINUTES**

Guests:

Charles Kastner & Catherine Vella met with the Board of Directors to inform them that Cobb County is seeking to purchase the 140 acre property along Lost Mountain Rd between Oakleigh and the Chevron Station on Dallas Hwy. as an addition to Lost Mountain Park. They asked for the Board's support for this action.

Call to Order:

The meeting was called to order at 8:05 PM.

Members present: Barco Davidson, Don Keck, Keith Simmons & Wayne Williams. Absent: Kevin Boland.

Election of Officers:

It was agreed unanimously that all Board members would retain their current positions:

Barco Davidson President

Kevin Boland Vice President

Don Keck Secretary

Keith Simmons Treasurer

Wayne Williams AC Director

Minutes:

Minutes of the January 5, 2009 Board of Directors Meeting were approved as written. Wayne moved/Keith seconded. Approved unanimously.

Minutes of the Special Board Meeting of January 12, 2009 were approved as written. Keith moved/Wayne seconded. Approved unanimously.

Minutes of the January 27, 2009 Annual Home Owners Meeting were approved as written. Wayne moved/Keith seconded. Approved unanimously.

Minutes of the January 27, 2009 Special Board Meeting were approved as amended. Keith moved/Wayne seconded. Approved unanimously.

Financial Report:

The Board reviewed the December 31, 2008 end of year Financial Report. No concerns were raised.

Don moved/Keith seconded that \$15,000 of the actual unspent surplus from the 2008 Budget be transferred to the Oakleigh Money Market Reserve Fund. Approved unanimously.

Don moved/Wayne seconded that \$3,160 (2%) be transferred from the current 2009 Budget to the Oakleigh Money Market Reserve Fund. Approved unanimously.

Keith reported that this will increase Oakleigh's Money Market Reserve Fund to \$63,757.56, and its total Reserve Funds to \$134,898.65.

ACC Report:

Wayne reported that four (4) AC requests had been approved:

[Name & address withheld] to paint new fence.

[Name & address withheld] to install new roof.

[Name & address withheld] to remove dying Oak Tree from front of property.

[Name & address withheld] to remove two River Birches from front of property. (Roots blocking sewer line.) Will be replaced with sod.

Working Solutions Drive-Thru January 22, 2009.

Wayne will complete his follow-up before any notices are sent out.

Covenant Revision:

Waiting for attorney's review.

Maintenance:

Don reviewed maintenance/repairs completed since January 1, 2209:

Aquamania: Pool repairs completed in December 2008.

Bills submitted Jan. 2009. \$8,052.50

Larry Echols: General maintenance/repairs \$1,165.97

Joel Cason: Painting \$1,023.96

Work remaining to be done:

Kevin reported on additional pool repairs (replace sand in filters, repair leaks in pump room, replace pool light, etc.) to be done by Marshall's Pools at an estimated cost of approximately \$4,000.00; also replacement of pool drain covers at an estimated cost of \$1,204.32, not including the Baby Pool.

Keith reported on the replacement of Tennis Court lights, capacitors and transformers. Cost of work completed to date is \$975.00.

This includes between \$200.00 & \$300.00 in surplus lamps, etc. which will be retained for future repairs/replacement.

Still to be done:

Replace broken glass on one Tennis Court light.

Repair/replace lights on Volley Ball Court and Basketball Court.

New Pool Maintenance Company:

The Board needs to employ a new Pool Maintenance Company. Kevin will provide at least two bids for the Board to consider at its March meeting.

Rental Properties:

New renters have moved in at [address withheld] and at [address withheld] The rental property at [address withheld] is vacant again.

The re-possested property at [address withheld] also remains vacant.

Directory:

Trish Pushee has volunteered to help Don prepare a new Home Owners Directory.

Club House Committee:

Danny Jones has agreed to serve as a Club House Key Person, bringing the Club House Committee back to four members.

New Comers Packets:

As no one has been willing to volunteer to prepare packets for new-comers, Don will maintain a file of necessary/useful information for new residents on his computer and print out a packet for each new resident as they move in. The information will also be available on the Oakleigh website.

Security Company:

Barco announced that a security company will attend the March Board meeting to present a proposal for the installation and monitoring of security cameras on the Oakleigh's common property.

Adjournment:

Don moved/Keith seconded to adjourn the meeting at 9:50 PM.