

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

Call to Order:

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

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

Minutes:

Minutes of the February 2, 2009 Board Meeting were approved with two corrections. Wayne moved/Kevin seconded.

Approved unanimously.

Financial Report:

The Board reviewed Working Solutions' February Financial Report.

As of February 17th thirty one (31) homeowners had not paid their 2009 Assessments, and will be subject to Late Fees.

Don moved/Wayne seconded that the late fee assessed on the [Name withheld] be waived. Legitimate reasons were provided. Approved unanimously.

It was noted that late fees on [Name withheld] have already been waived per their agreed schedule of payments, pending the sale of their property and payment of all unpaid assessments in full.

It was agreed that late fees on [Name withheld] would be waived if all unpaid assessment were paid by March 31 in accordance with their agreed schedule of payments.

No action was taken on the overdue assessment and late fee owed by [Name withheld] as no legitimate justification has been provided.

AC Report:

Wayne reported that letters of violation have been sent to [Name Withheld] regarding the Air Conditioning unit painted with a U. Tennessee logo, and the need to remove the tree stump left in their front yard.

No Drive thru report for February has been received from Working Solutions.

AC Requests:

Approved by Wayne:

[Name Withheld] to install swing set in back yard.

[Name Withheld] to clean out drainage ditch and remove dead trees in back yard.

Submitted for Board Approval:

[Name withheld] to build a detached garage.

Wayne moved/Don seconded that the plan submitted be approved, with modifications to include two side windows and a walk-in side door. Approved unanimously.

Don will re-check with Working Solutions re. the new residents who are renting the property at [Address Withheld]. Are they in violation of the single family home classification of Oakleigh subdivision?

Trees:

The Board agreed to adopt the following policy regarding the removal of trees from homeowner's property: That whenever a tree or trees are removed from the front or side of any lot they should be replaced with another tree or trees (not including Bradford Pears) or with appropriate shrubs. The AC Director/Board of Directors may make such exceptions as they may deem appropriate.

Covenants:

It was agreed to add to the Leasing/Renting section of the proposed new Covenants a prohibition on Section 8 rentals.

Barco reported that we are waiting for a response from our attorney regarding the HOA's ability to restrict Section 8 leasing under our existing Covenants.

Maintenance:

Don reported that new heavy metal grates have been installed in the Pump Room door, and that Larry Echols will repair the electrical wiring for the Volley Ball Court lights.

Keith has finished replacing/repairing Tennis Court lights as needed as well as the lights on the Basketball Court. He will do the Volleyball Court lights next.

The Board agreed to move the Speed Limit sign from Bramble Oak Ct. and install it instead at the intersection of Bowerie Chase and Hopeton.

The Board decided that cleaning the Club House gutters at this time would be an unnecessary expense.

Pool:

Kevin reported that:

The Pool is being cleaned by CSD Pools at a cost of \$85.00 per cleaning.

Marshall's Pools will begin the agreed upon pool repairs this week end (February 7th - 8th). The estimated cost of these repairs is \$3,482.65 (\$2,932.65 plus \$550.00 for a new pool light).

Marshall will also replace the drain covers in both the big pool and the baby pool. He has already purchased the approved new covers and the permit from the Cobb County Health Department. The estimated cost of the new drain covers, including installation is \$850.00. (\$650 for drain covers, \$100 for permit and \$100 for installation).

The drain covers purchased by Kevin have been returned for a full refund.

Kevin will prepare a contract proposal for annual pool maintenance to be provided by Marshall's Pools at a cost of \$540.00 per month for the Board's consideration.

Club House Committee:

Don reported that the Club House Committee now consists of five members. Sherry Luoma has volunteered to serve as a Key Person.

Lost Key Policy:

It was agreed to add the following provision to the Lost Key Policy:

Any key not returned within 48 hours of the event will be considered a lost key.

Fresh Market:

Don reported that the request to build a Fresh Market at the corner of Casteel Rd. & Dallas Hwy. was being opposed again by PLAN. The board authorized Don to write to the County Planning Commission/County Commissioners informing them that PLAN does not represent the Oakleigh Homeowners Association.

Adjournment:

Don moved/Wayne seconded that the meeting be adjourned at 9:40 PM. Approved unanimously.