

**OAKLEIGHHOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 6, 2009
MINUTES**

Call to Order:

The meeting was called to order at 7:37 PM.

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

Minutes:

The Minutes of the March 2, 2009 Meeting were approved as amended. Wayne moved/Keith seconded. Approved unanimously.

Financial Report:

Don moved/Wayne seconded that:

Regarding Homeowners whose Assessments are three years in arrears: Working Solutions shall be instructed to have the HOA attorney write to [name withheld] & [name withheld] notifying them that unless all unpaid Assessments and accumulated Late Fees are paid within 30 days legal action will be taken to collect the monies owed.

Regarding Homeowners whose Assessments are two years in arrears: [name withheld, [name withheld & [name withheld] Working Solutions shall notify them that all outstanding unpaid Assessments and Late Fees will have to be paid within 30 days in order to avoid possible legal action.

The motion passed unanimously.

Don will ask Gerri Schwartz how to proceed with legal action for the collection of unpaid Assessments.

It was also agreed that Keith would contact each of the persons whose Assessments are two or more years in arrears to ascertain the reasons their Assessments have not been paid.

ACC Report:

Wayne reported that eighteen AC Requests have been approved.

[name withheld] to add a metal fence around swimming pool and a wooden fence around the pump/heater.

[name withheld] to cut down two oak trees and replace with other trees or shrubs.

[name withheld] to plant privacy screen of 8 Leland Cypresses around pool.

[name withheld] to replace sod, add patio pavers and remove one tree in rear lot.

[name withheld] to replace roof and gutters.

[name withheld] to replace one tree in front yard with a Japanese Maple and azaleas.

[name withheld] to redo landscaping in front of house and move existing plants to back yard.

[name withheld] to repair drainage ditch in back yard, install new drain pipe and re landscape area;

to replace windows and frames in front of house;

to install hot tub on screened porch.

[name withheld] to replace columns and hand rails on front porch.

[name withheld] to remove two trees next to driveway and replace with ornamental trees or shrubs.

[name withheld] to repair sink hole in back yard and re grade yard.

[name withheld] to remove three Bradford Pears in front yard, replace with Crepe Myrtles and shrubs, to re-sod front lawn and fix drainage problem on side.

Decision Pending:

[name withheld] to replace front steps and walkway with flagstones. To replace patio at rear of house. To remove one tree in front yard and replace with sod.

Drive Thru Report:

Wayne reported that no Drive Thru Report was currently available.

[Name withheld] U. Tennessee Logo:

Working Solutions will be instructed to reply to [name withheld] letter re. the permanent U. Tennessee Logo painted

on his newly installed Air Conditioning Unit which is visible from Oakleigh Manor Dr. He is to be informed that a University Logo is not acceptable as a permanent landscape feature under Oakleigh's Covenants and Design Standards, that permission to install a new Air Conditioning Unit with a University Logo in a highly visible location was neither requested nor given by the ACC as required by the Covenants, and that the Logo needs to be removed. The Board is not aware of any other such Logo on any other Air Conditioning Unit in Oakleigh, nor has any other such Logo been reported to the Board. If any other such Logos exist it is not visible from the street.

Unauthorized External Modifications:

Don moved/Wayne seconded that letters be sent by Working Solutions to the following Home Owners reminding them that they are required by the Oakleigh Covenants to secure ACC approval before undertaking any improvements or modifications to the exterior of their property, that this information is regularly posted on the Oakleigh website, printed in the Oakleigh newsletter, and was recently distributed to every Home Owner in the form of the Notice of Fines & Penalties for Non-Compliance (copy to be enclosed with letter); and that any future violation of this policy would incur appropriate fines and/or other penalties
[name withheld] installed new roof without ACC approval.
[name withheld] installed new chimney without ACC approval.

Motion approved unanimously.

Section 8 Rentals:

Don will confer with Working Solutions and our attorney's on how to proceed in the event that any Oakleigh property should be leased to Section 8 renters. A prohibition against Section 8 Renting will be included in the revised Covenants. Copies of the proposed Leasing provisions were distributed.

Covenant Rewrite:

Don reported that we are still waiting for our Attorney's review of our revised Covenants proposals.

Maintenance:

Don distributed a summary of 2009 maintenance expenses to date.

(Copy attached).

Sprinkler System:

The annual Sprinkler System Maintenance Contract with Rainmaker Irrigation has been signed. The cost is the same as last year \$660.00.

Vandalized Sign:

The Pool Rules sign, vandalized during the winter, has been replaced with a wooden frame and plexi glass over the front at a cost of 215.20.

Lighting of Recreational Facilities:

The electrical wiring to the Volley Ball Court has been repaired at a cost of \$279.37.

Keith reported that all burned out lamps on the Tennis Courts, Basketball Court, and Volley Ball Court have been replaced, including ten lamps and five transformers & capacitors. Spare lamps, transformers & capacitors have also been purchased.

Pool:

Repairs:

Kevin reported that the following pool repairs have been completed by Marshall's Pools at a cost of \$5,212.77:

All sand in the pool filters has been replaced

One pump motor has been replaced

The filter for the baby pool has been replaced

New drain covers have been installed in both the big pool & the baby pool.

Repairs to be Completed:

Marshall will replace one non functioning in-pool light at a cost of \$550.00.

Kevin will have the stains around the edge of the Pool cleaned with Muriatic Acid.

He will also replace all spot lights in the Pool & Playground areas.

Annual Maintenance Contract:

Don moved/Keith seconded that we award the Annual Pool Maintenance Contract for 2009 to Marshall's Pools at an annual cost of \$6,480.00, or \$540.00 per month.

Approved unanimously.

Kevin will sign the contract on behalf of the Oakleigh HOA and secure Marshall's signature asap.

The Pool Will Open on May 1st.

Pool Monitors:

The following Pool Monitors have been hired for 2009:

Amber O'Toole

Molly Peterson

Charlene Stumpe

Bailey Burdett

Samantha Center

Chelsea Griffith will substitute as needed.

Pool Furniture.

The need to purchase new Pool Furniture this year was discussed.

It was suggested that we buy four round tables with umbrellas, new lounges and an additional picnic table. Kevin will check prices and make a recommendation to the Board.

Tennis Courts:

Don will contact Court Makers to affirm that the resurfacing will be carried out starting on May 10 as agreed.

Social Committee:

Kevin reported that the Easter Egg Hunt was a success and that the Spring Garage Sale is scheduled for the weekend of April 17-18.

Zoning:

Don reported that the Zoning Commission has unanimously rejected the plan to build a Fresh Market at the corner of Dallas Hwy & Casteel Rd. in spite of popular support for the project. It was opposed by PLAN.

Adjournment:

Don moved/Keith seconded that the meeting be adjourned at 9:50 PM.