

**OAKLEIGH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MAY 4, 2009
MINUTES**

Call to Order:

The meeting was called to order at 7:43 PM.

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

Minutes:

Minutes of the April 6, 2009 Board of Directors meeting were approved as amended. Kevin moved/Wayne seconded.

Approved unanimously.

Financial Report:

Keith reported that he attempted to contact each of the four homeowners whose assessments are in arrears for two or more years (names withheld) but that he was unable to reach any of them.

Don will ask Working Solutions for copies of the letters sent to the above home owners following the April Board meeting.

Late Fees:

The Board reviewed the list of home owners whose 2009 assessments are currently in arrears.

ACC Report:

Wayne reported that thirty two notices of non-compliance were sent to home owners as a result of Working Solution's April Drive Thru.

The Board discussed the condition of the property at the (name & address withheld). The home owners have been repeatedly notified that their property is not in compliance with the Oakleigh Covenants and Design Standards. A decision regarding further action to be taken was postponed until the June meeting. Don will check the subdivision plat,

and will consult with Working Solutions as to what actions may be taken at this time.

The University of Tennessee Logo is still visible on the (name withheld) air conditioning unit. Working Solutions will be asked provide copies of the notice of non compliance sent to (the above home owner) for consideration of further action by the Board at its June meeting.

Wayne reported that one of the Deodora Cedar trees at the Oakleigh Valley Drive entrance was blown over in the recent wind storm. Don will check with Robert Fisher as to whether or not it can be saved.

AC Requests Approved:

(Name & address withheld) To install a rail fence in the back yard.

11(Name & address withheld) To remove six pine trees at the rear of the property and one in the front yard.

(name & address withheld) To remove three trees in the back yard; paint the trim on house in the existing color; and replace the pavers on patio.

(Name & address withheld) To remove the silver maple in front of house and replace it with another tree.

(Name & address withheld) To remove three trees at the rear of property and one Bradford Pear in front of the house and replace it with an ornamental tree.

(Name & address withheld) To replace the front steps and walkway with flagstones and to recover the patio in back with flagstones.

(Name & address withheld) submitted a request to repair/replace chimney. The request was submitted after the work was completed. Request filed.

(Name & address withheld) notified the Board that his gas lamp was blown down in the wind storm and will be restored as soon as possible.

Covenants:

Don reported that the attorney's review of our proposed Covenant revisions has not yet been received. He will check again with Working Solutions.

Section 8 Issue:

Current Covenants contain no provisions about Section 8 leasing. The proposed revised Covenants will include a prohibition on Section 8 leasing.

Club House:

The following guidelines were agreed upon after lengthy discussion:

1. That the Club House would not be rented to non-Oakleigh residents.
2. That, under State law, gambling activities could not be permitted in the Club House.
3. That the HOA policy prohibiting the use of the Club House for Political, Commercial or Religious purposes would not otherwise apply to Charitable Fund Raising activities.

Social Committee:

Robin Williamson presented a proposal for an End of School Pool Party to be scheduled for May 22 from 5 to 9 PM. A budget of \$650 was agreed on.

Maintenance:

Tree Removal Policy:

Wayne moved/Keith seconded that the Tree Removal Guidelines adopted at the April 6, 2009 Board of Directors meeting be clarified and incorporated in the Oakleigh Design Standards. Approved unanimously.

Update on Maintenance Costs to date:

Don distributed an update on expenditures for Maintenance & Repairs as of April 24, 2009 (attached).

Signs;

Don will have a new Diaper Sign made for the Pool gate. A frame will be made for the Club House Parking Only sign.

Tennis Courts:

Resurfacing of the Tennis Courts and Basketball Court will begin during the week of May 11.

Pool:

Kevin reported that all repairs previously agreed upon have been completed by Marshall's Pools.

He also reported that the main valves on two of the Pool filters need to be replaced. It was agreed to purchase two new valves and to replace them as needed.

The water line to the ice machine is broken and needs to be replaced.

The outdoor showers have not worked for the past two years.

Kevin will get New England Plumbing to repair the water line, and also to repair one of the outdoor showers and remove the other one.

The exhaust fan over the door in the Pump Room is not working and half the florescent light bulbs in the Pump Room are not functioning.

Kevin will get an electrician to repair/replace them.

The need to replace some of the Pool furniture was discussed. Kevin will price new tables and lounge chairs; and a new bench for the Playground area.

Wayne pointed out that arbor alongside the Pool entrance needs to be repainted. Don will get an estimate for the cost for repainting it.

Parking Lot Gate:

There have been a number of recent complaints about kids hanging out in the Parking Lot and Common Areas at night. Kevin Boland will resume locking the gate at 10 PM. Kevin Pushee will unlock it in the morning.

On weekends (Friday, Saturday & Sunday) the Pool Monitors will be asked to stay on duty until 10 PM and will be instructed to lock the Parking Lot gate when they leave.

Adjournment:

Don moved/Keith seconded that the meeting be adjourned at 10:20 PM. Approved unanimously.