

**OAKLEIGH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
JUNE 1, 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:**

The Minutes of the May 4, 2009 Meeting were approved unanimously. (Wayne moved/Kevin seconded.)

**FINANCIAL REPORT:**

Overdue Assessments:

(Name & address withheld) The Board agreed to allow them to pay their outstanding assessments and late fees at a minimum of \$100.00 per month, provided that all unpaid assessments and late fees are paid in full by December 31, 2009.

(Name & address withheld) Working Solutions will continue to monitor payments as per agreement.

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(Name & address withheld) Working Solutions will continue to monitor payments as per agreement. Will file lien at appropriate time if necessary.

(Names & addresses withheld) The HOA Attorney will be instructed to send each of them a letter notifying them that legal action is pending unless all unpaid assessments and late fees are paid in full within thirty days, or a payment schedule is agreed upon within that time.

Late Fees:

The following requests to waive late fees were denied:

(Name & address withheld)

(Name & address withheld)

(Name & address withheld)

Fines:

(Name & address withheld) Working Solutions will continue to levy fines and file liens at appropriate times.  
Kevin moved/Wayne seconded to approve all of the above listed actions. Approved unanimously.

**ACC Report:**

Wayne reported that 11 AC requests had been approved:  
(Name & address withheld) to install retractable awning over deck.

(Name & address withheld) to replace lawn with fescue.

(Name & address withheld) to replace roof.

(Name & address withheld) to widen driveway.

(Name & address withheld) to remove Bradford Pears.

(Name & address withheld) to re-landscape front and side of lot.

(Name & address withheld) to replace front door and side lights; to replace two windows and transoms on front of house; and to replace two flower beds with sod.

(Name & address withheld) to replace damaged driveway and sidewalk.

(Name & address withheld) to replace roof with architectural shingles.

(Name & address withheld) to replace and extend deck.

Don reported the following:

(Name & address withheld) has restored his gas lamp.

(Name & address withheld) has removed the U. Tennessee logo from his AC unit.

(Name & address withheld) has replaced his gas lamp with an electric lamp. The original post has been refitted with an electric light. It looks fine.

The Board agreed to instruct Working Solutions to send a warning letter to each of the following home owners who have had work done to the exterior of their property without the approval of the ACC/BoD:

(Name & address withheld) installed new roof;

(Name & address withheld) installed new roof;

(Name & address withheld) installed new roof.

(Name & address withheld) the Board discussed their continuing failure to maintain their property along Oakleigh Manor Dr. Working Solutions will continue to send notices of violation. Discussion of further actions was tabled until the next meeting.

**Covenant Review:**

Don reported that he had received the attorney's written comments and that he and Wayne would review them on Wednesday.

**Maintenance:**

Don reported that the following work has been completed:  
Spring start-up and repairs to the sprinkler system;  
Electrical repairs: electrical wiring for Hopeton entrance sign and sprinklers, light on Oakleigh sign in front of playground, balasts in florescent lights in Pump Room and exhaust fan in Pump Room, two spot lights in Pool area.

Don reported that one of the Diodora Cedars at the Oakleigh Valley Dr, entrance had blown down in the recent storm. Wayne moved/Don seconded to have it cut up and removed by Ace Tree Service at a cost of \$100. Approved unanimously.

Don presented two bids to paint the trellis on the north side of the Pool area. Don moved/Kevin seconded to have the job done by VP Painting at a cost of \$1,250. Approved unanimously.

Don reported that, do to excessive underbrush behind the fence along Lost Mountain Rd. at the Hopeton entrance, it had become very hazardous to get to our electrical equipment located behind the fence. Don moved/Wayne seconded that we install a gate in the fence next to the

electrical equipment at a cost of \$250. Approved unanimously.

Don reported that (Name & address withheld) had obtained a free security light and post to be installed behind the Tennis Pavilion. Estimated cost of installation and wiring is approximately \$200. Wayne moved/Don seconded to approve installation of the security light. Approved unanimously.

### **Swimming Pool:**

#### Lounges & Tables:

Kevin discussed the need to replace broken lounges and tables in the Pool area this year, and to budget to replace a fixed number each year thereafter. Don moved/Kevin seconded that we purchase ten new beige lounges at \$105 each. Approved unanimously.

Kevin will price the cost two to four new tables for the Pool area and bring a recommendation to the next Board meeting.

In addition, we will need to replace two benches in the Playground area and eight benches on the Tennis Courts.

Mike McCall will obtain prices for Tennis Court benches.

#### Pool Area Maintenance Issues:

Marshall has replaced two valves in the Pool pumps and one skimmer. He is still working to get rid of the stains on the red border around the edge of the Pool. They seem to be gradually disappearing.

New England Plumbing repaired one outdoor shower and removed the other. Also repaired the ice machine and installed a shut off valve on the main water line coming into the Pool Storage Room so that all water can be shut off to the unheated Pool Building during the winter.

Kevin replaced a broken toilet seat in the Ladies bathroom.

A new Baby Diaper sign has been installed on the Pool entrance gate.

#### Pool Monitors:

The Pool Monitors will work until Ten PM on Friday, Saturday & Sunday nights and will lock the Parking Lot gate when they leave.

**Swim Team:**

There will be two more swim meets at the Oakleigh Pool: June 9 and June 23.

**Guests:**

The Board discussed the rules regarding guests of Residents on the Common Areas and Facilities. It was agreed to limit the number of guests per resident to three and require that guests be accompanied by the responsible resident at all times while on the property.

A notice to this effect will be posted on the Oakleigh website and will be published in the next issue of the Oakleigh newsletter. Signs will be posted in appropriate locations on the property.

**Adjournment:**

Don moved/Kevin seconded that the meeting be adjourned at 9:45 PM. Approved unanimously.