

**OAKLEIGHHOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
July 13, 2009
MINUTES**

Call to Order:

The meeting was called to order at 7:35 PM.

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

Guests:

Lee Keller of Trash Taxi: submitted a proposal for a new trash collection service. Apparent savings would be \$1.00 per month.

[Name withheld] to discuss security issues re. the Basketball Court, and ways and means of dealing with the issue.

Problem: non-resident teens have been taking over the Basket Ball Court and denying use of the facility to Oakleigh residents; behaving disrespectfully and defiantly to homeowners; and acting in a threatening manner toward anyone who question their presence.

The following possibilities were discussed:

additional lighting, cameras, an off duty police officer (at \$30.00-\$35.00 per hour; 4 hours minimum), self policing of the area by a cadre of homeowners, deactivation of the Basket Ball Court.

Minutes:

Minutes of the June 1, 2009 BoD meeting were approved as written. Keith moved/Wayne seconded. Approved unanimously.

Financial Report:

Reviewed the June Financial Report submitted by Working Solutions.

[Name withheld] Don moved, Keith seconded to wave late fees per Gerri Schwartz request. Approved unanimously.

[Name withheld] are still in arrears on their 2008 assessment. Have made no payment since last month. [Names withheld] have 45 days to pay all outstanding assessments before legal action may be taken by the Board. [Name withheld] The Board agreed to wave late fees when overdue assessments are paid in full.

ACC Report:

Wayne approved 19 requests for Architectural improvements.

[Name withheld] to replace roof and paint exterior same color.

[Name withheld] to remove a damaged tree from the rear of their Lot and two overgrown trees in the front; and to re-sod those areas.

[Name withheld] to replace front door.

[Name withheld] to replace roof.

[Name withheld] to remove dead tree in back yard, to fill in sink hole in front yard, re-sod lawn and re plant flower beds in front.

[Name withheld] to replace roof.

[Name withheld] to re-design back yard: remove several trees across back, re- grade & re-sod, add new trees and gardens (per plan submitted), and construct a stone wall.

[Name withheld] to remove two trees in back yard.

[Name withheld] to repair sink hole in back yard and replace three overgrown hollies on one side of house with new plants to match those on the other side of the house.

[Name withheld] to re-build front and side porches with brick and lattice.

[Name withheld] to replace roof.

[Name withheld] to replace roof.

[Name withheld] to paint exterior of house.

[Name withheld] to replace damaged portions of driveway.

[Name withheld] to replace roof.

[Name withheld] to install patio at rear of house.

[Name withheld] to stain driveway and add flagstone borders, to enlarge pine isles under trees in front yard.

[Name withheld] to paint exterior of house.

[Name withheld] to replace roof.
ACC/Board approved the following request:
[Name withheld] to install pool, spa, fireplace and BBQ pit on side (rear) of corner lot with wrought iron fence, and short wood rail fence to connect with neighbors fence.

Wayne reported that he had approved 22 violation letters as result of the May drive-thru.

Covenants:

Don distributed the latest version of the revised Covenants, which were reviewed by HOA attorney and rewritten based on his recommendations. The Board agreed to meet on Wed. July 29 to discuss the modifications and make any final revisions.

Pool:

Kevin's Report:

Two Pool Monitors have been dismissed.

Kevin purchased six new lounges for the Pool deck at a cost of \$135.00 each.

The Oak-Amber Swim Team has made its annual \$500.00 contribution to the Oakleigh HOA for use of the Pool.

The Board agreed to purchase six additional lounges for the Pool deck and four new benches for the Tennis Courts. Keith will check the price of the benches. The Board agreed to allocate \$200 each for the benches. Don moved the above. Keith seconded. Approved unanimously.

It is the Board's intention to add twelve additional lounges and four additional benches to next year's budget.

Maintenance:

The gate and inset in the [Name withheld] fence at Lost Mountain Rd. and Hopeton Dr. has been completed at a cost of \$638.00.

Charles Kastner has indicated that he will replace the broken fence along Midway - which was demolished by a reckless driver - at no cost to the HOA or the homeowner.

Keith has repaired the Parking Lot gate at a cost of \$150.00.

The trellis in the Pool area has been painted at a cost of \$1,250.00.

The American flag has been replaced at a cost of \$42.40.

Don moved/Wayne seconded that security lights be installed inside the Tennis Pavilion, and that a Light be installed at the parking spaces and round about next to the Club House at a cost of \$960.00.

Approved unanimously.

Don reported that he had contracted with Kelly Tree Service to remove the stump from the fallen tree behind the Oakleigh entrance sign at Oakleigh Valley Way for \$75.00.

Don distributed a map provided by the County Streets Dept. locating the approved placement of three additional speed limit signs for the sub division on Hopeton, Bowerie Chase and Oakleigh Valley Way.

We have the signs which are provided free of charge by the County.

The cost for the special Oakleigh designed sign posts would be \$1010.00 per post, plus the cost of installation. The Board agreed not to proceed with this project, as it was not included in this year's budget.

Don distributed a summary of maintenance a repair cost to July 13, 2009.

Trash Removal:

Keith reported that Tom Denison's son Mitchell Windom will assume responsibility for taking out the trash containers on Wednesdays and returning them on Thursdays as of August 1, 2009.

Keith moved Wayne seconded that the meeting be adjourned at 10:05 PM. Approved unanimously.