

**OAKLEIGH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
SEPTEMBER 14, 2009
MINUTES**

Guests

USA Pools made a presentation for pool maintenance. Proposed installing a salt water system at a cost of \$4,000. Also proposed installing a pool cover at a cost of \$6,000. Claimed that we could save as much as \$400 per month in energy costs if we covered the pool and shut off the pumps during the winter months. Will submit a proposal.

Lee Keller of Trash Taxi returned with a revised proposal for trash collection. His new offer is \$11.99 per month with a five year contract guaranteeing the price for five years, free recycling, and free collection of yard waste, with no fuel surcharge. (Copy attached).

Call to Order

The meeting was called to order at 7:35PM.
Members present: Kevin Boland, Barco Davidson, Don Keck, Keith Simmons, Wayne Williams.

Minutes

The Minutes of the August 3rd meeting were approved as written. Kevin moved/Wayne seconded. Approved unanimously.

Financial Report

It was agreed that Working Solutions should henceforth send each Board member a monthly copy of the Oakleigh HOA Balance Sheet showing income and expenditures for the month and year to date, but excluding copies of bank statements and receipts. One complete copy of the Report including copies of all receipts and bank statements should be sent to the Treasurer for the Associations files. Working Solutions should also continue to send the monthly Summary Financial Report and the monthly Collection Status Report listing all outstanding unpaid assessments, late fees, fines, etc.

[Name & address withheld] is listed as owing assessments and late fees as of 9/9/09. The [Name withheld] have sold the property and moved out. Don will check with Working Solutions as to whether their unpaid assessments and fees have been paid.

[Names & addresses withheld] have not responded to our notification of intent to sue for payment of unpaid assessments and late fees. Don will check with Working Solutions and Attorney Mike Zenner re. the next step in the process and will report to the Board at its October meeting.

Don suggested that we increase our legal budget next year to cover anticipated legal expenses.

Outstanding Bills:

To Repair Pool Card Reader. Hit by Lightening.

Steve Sawtelle for plumbing work done in July. Repaired ice machine, installed turn off valve at main water source in Pool Storage Room to prevent winter freezing, and repaired outdoor shower.

Rules for Guests/Observers Attending Board Meetings

Wayne moved/Don seconded that the Board adopt the following procedures for dealing with Guests and Observers who may attend Board Meetings. Approved unanimously.

Non-Board Member Attendance at Board of Directors Meetings

Any Oakleigh resident, or other person having business with the Oakleigh Homeowners Association, may, by prior arrangement, address the Board of Directors with a proposal, issue or concern. A period of time prior to the opening of each regularly scheduled Board meeting shall be set aside such purpose.

Oakleigh residents may attend meetings of the Board of Directors as observers. Such observers shall constitute an audience, separate from the Members of the Board, and shall reserve any questions or comments until the conclusion of the meeting, at which time they may address the Board.

Non-Board Members may be required to absent themselves from the meeting temporarily in the event of a discussion of sensitive issues concerning individual HOA members, (such as unpaid assessments, Covenant violations, fines and penalties, grievances, etc.), during which time the Board shall declare itself to be in Executive Session.

ACC Report

Wayne reported that there was no Drive Thru in July and that sixteen letters of violation were sent out as a result of the August 20 Drive Thru.

Wayne reported that he had approved the following AC requests:

[Name withheld] Side Porch to be rebuilt same as before.

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

[Name withheld] to replace previous owner's play set in the back yard.

[Name withheld] to install new roof.

[Name withheld] to paint trim on house and prune shrubs.

[Name withheld] to remove tree in front of house and replace with shrubs.

[Name withheld] to remove dead trees in back and front yards.

[Name withheld] to convert deck to screened porch and expand deck area, and to remove tree one.

[Name withheld] to install new roof.

[Name withheld] to paint trim and gutters.

[Name withheld] to remove pine tree infested with pine beetles in back yard.

[Name withheld] to install fence. Wrought iron in front, flat panel wood around back yard to be stained black.

[Name withheld] to install new roof.

[Name withheld] to install new roof.

[Name withheld] to remove overgrown shrubs along side of driveway.

[Name withheld] to install new roof.

[Name withheld] to install new roof.

It has been reported that the Home Owner at [Name & address withheld] is renting a part of her home to non-relatives.

This would constitute a violation of the Zoning Ordinance which classifies all homes in Oakleigh as single family residences.

Working Solutions will be asked to look into the matter.

Covenants

Don and Wayne reported on the first Open Forum re. the proposed new Covenants which was held on September 13. Two issues were prominent: the leasing provisions & the number of vehicles allowed on a property.

The next Open Forum will be held on September 19 from 4 to 6 PM.

Maintenance

Don reported that four new benches have been purchased for the Tennis Courts at a cost of \$814.14.

Keith installed the security light in the Tennis Pavilion and the Street Lamp at the parking spaces next to the Club House at a cost of \$765. This was a savings of \$675. The lamp itself was donated to the HOA by Tom Denison.

Trash Collection

The Board reviewed the Trash Taxi proposal. It was agreed that Barco will check out the company's references and business rating. Don will check with Waste Management to ascertain their willingness to match Trash Taxi's offer. The Board will hold an online meeting to decide whether or not to accept the offer by October 1.

Addresses on Curbs

Barco reported that a company had contacted him re. painting home addresses on curbs in front of the houses in Oakleigh.

The Board agreed that painting addresses on the curb was an option for each home owner to decide. The Board would neither endorse it nor forbid it. (Nothing in the Covenants or Design Standards would either prevent it or require it.)

Social Committee

Kevin announced that he will make the usual arrangements for Halloween: hire an off duty police officer to patrol the sub-division in a squad car, lock the parking lot gate at 4 PM, put up the signs saying "No Trick or Treating After 9 PM."

The Fall Festival is scheduled for October 25.

The fall Garage Sale is scheduled for September 18-19.

Due to the added social event last spring (“The Summer Rocks Pool Party”) the Social Budget will be in the red by Christmas. If we intend to continue with the spring event in the future we will need to increase the Social Committee’s budget beginning in 2010.

Mail

It has been reported that checks have been stolen from at least one mail box in Oakleigh. The name and amount on the check was then washed out and a new name and higher amount substituted. The check was then cashed at a local bank.

Residents need to be careful about putting check in their mail boxes. It would be safer to deposit them in the USPS Mail Box at Publix or at the U.S. Post Office in Powder Springs.

Adjournment

Don moved/Keith second that the meeting be adjourned at 10 PM.
Approved unanimously.