

**OAKLEIGH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JANUARY 4, 2010
MINUTES**

Call to Order:

The meeting was called to Order at 7:35 PM

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

Minutes:

The Minutes of the December 7, 2009 meeting were approved as corrected. Keith moved/Wayne seconded. Approved unanimously.

Financial Report:

No Report received from Working Solutions.

The Board reviewed the 2009 budget to date (as of November 31).

Expect to be over budget in the following areas:

- Legal expenses (due primarily to the cost of legal assistance with Covenant revisions.)

- Pool repairs (due primarily to \$8,000 plus repairs completed at the end of 2008, but not billed until 2009.)

- Utility bills (primarily electricity) which increased significantly in July 2009.

Question: What is the category in the budget called "Bank Charges" (\$1,200 for the first eleven months of 2009)? It represents charges to the Oakleigh HOA incurred when home owners pay their HOA Assessments by credit card, and the HOA is charged a processing fee by the bank

ACC Report:

No ACC requests since the last meeting.

No Drive Thru report.

The "Blue House" issue was discussed.

Don distributed copies Cobb County Code Enforcement Division's summary of the County's regulations entitled: "Common Violations Found in Residential Neighborhoods."

Covenants:

Don reported that the proposed Revised and Restated Covenants were approved by 80.5% (255 Consent Forms were returned. Needed 237.)

Results will be announced in the Oakleigh Newsletter by January 15. Our Attorney will file the new Covenants with the Cobb County Superior Court as soon as they are signed by the President and Secretary of the Association.

Burning Ban:

Board discussed the Burning Ban issue.

Don distributed copies of the Cobb County's "Burning Ban Regulations" published by the Fire Marshall's Office.

Maintenance Report:

Question: were the Pool Building and Outdoor Showers winterized? Don will check with Kevin.

Don reported that he has two estimates for replacing the roof of the Club House, Pool Building, Tennis Pavilion & Gezebo.

Club House:

Barco raised the issue of using the Club House for a Girl Scout "Lock-In" (an overnight event). It was noted that the Club House rules require that all events must terminate by 11PM.

Annual Meeting:

The Board reviewed the agenda for Annual Oakleigh HOA Membership Meeting, scheduled for January 26.

Adjournment:

Don moved/Keith seconded that the meeting be adjourned at 9:12PM. Approved unanimously.