

**OAKLEIGH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MARCH 1, 2010
MINUTES**

Call to Order:

The meeting was called to order at 7:40 PM.

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

Minutes:

The Minutes of the February 1, 2010 Meeting were approved as written. Wayne moved. Keith seconded. Approved unanimously.

Financial Report:

Don will check with Working Solutions re. payment of all unpaid Assessments and late fees owed by the following as of Feb.15, 2010:

[Name withheld]

[Name withheld]

[Name withheld]

Agreed to authorize Working Solutions to file a lien on the following:

[Name withheld]

Approved payment plan for unpaid Assessments by the following:

[Name withheld] to be paid by Feb. 28, 2010.

[Name withheld] to be paid in three equal installments.

Agreed to wave their late fees if all unpaid Assessments are paid in full as promised.

Don moved; Keith seconded. Approved unanimously.

Discussed the Fiscal Year question: when does our fiscal year begin?

Working Solutions will seek an opinion from our auditor, John Houseil.

ACC Report:

Wayne reported that 7 ACC requests have been approved:

[Name withheld] to replace roof;

[Name withheld] to replace roof;

[Name withheld] to replace roof & porch roof;

[Name withheld]
[Name withheld]
[Name withheld]

to replace roof;
to install fence on rear lot;
to replace siding, windows,
bay top & paint house.
to replace roof, extend &
screen deck, repair front
stoop & install storage shed
on rear lot.

[Name withheld]

No Drive-Thru received from Working Solutions as of March 1, 2010.

Other ACC Concerns:

Feral Cats have been reported in the neighborhood.

The Board will include a notice in the upcoming Oakleigh newsletter & on Oakleigh On-Line advising homeowners to contact Cobb Co. Animal Control; also advising pet owners to keep their pets confined to their yards or on a leash; and that all pets should wear an identity collar or an implanted identity chip so that they may be recovered if picked up by Animal Control.

Leaf blowing and other lawn maintenance activity.

Lawn maintenance is allowed by Cobb County, and required by our HOA Covenants. It is permitted between the hours of 7 AM & 9 PM, provided that the sound emitted by the equipment conforms to the County's Noise Ordinance.

Suspected violations of these noise limitations may be reported to Cobb Co. Code Enforcement by any homeowner.

An article on this issue by a concerned homeowner will be printed in the upcoming Oakleigh newsletter.

Blowing grass clippings and leaves into the street and the drainage system is a violation of both County laws and Oakleigh rules:

Residents at [Name withheld] have been reported to have violated these policies causing a blockage in the Oakleigh drain system at that location. The County has been called to unblock the drain. Fines may be imposed for continued violation.

Trailers parked on Oakleigh Properties in Violation of Covenants:

The Board is continuing to fine resident at [Name withheld] for refusing to move his trailer.

The trailer parked next to the house at [Name withheld] is in violation of both Oakleigh Covenants and Cobb County Ordinance which forbids parking vehicles on unpaved surfaces. As soon as three notices of violation have been sent to the resident fines will be imposed. Cobb Co. Code Enforcement may also be contacted.

Unauthorized storage lean-to at [Name withheld]:

Homeowner has been notified that this structure is in violation of Oakleigh Covenants, was not approved, and needs to be enclosed. So far resident has refused to comply with the Board's request. As soon as three notices of violation have been sent to the resident fines may be imposed.

Maintenance:

Tennis Courts.

Mike McCall will order 2 new benches for the Tennis Courts. He will also contact Court Makers re. cracks that have appeared on the newly resurfaced Tennis Courts, and Armour Crack Repair tape that seems to be coming loose. This should be covered by the Armour Crack Repair guarantee.

New Lounges for the Pool Area.

Kevin will order 18 new lounges for the Pool Area, at a cost of \$100 each.

New Light for Round-About.

Tom Denison can get us a new aluminum post for an additional security light to be installed in the driveway next to the Club House. Tom already has the light fixture. This would save us \$800+. Our only cost will be that of installing the new light.

Don moved/Keith seconded that we accept Tom's offer. Approved unanimously.

Mulch for Playground.

Kevin will order a load of mulch for the Playground.

Infield Mix for Baseball Field.

Don will check source and cost for infield mix for the Baseball Field.

Basketball Goals.

Keith reported that we can get safety pads for the posts and base of the Basketball Goals from Goalrilla. He will check on the cost of two sets of pads.

Dead End Sign for Wilder Cliff.

Keith will install new sign.

Broken Slat in Shade on Club House Rear Door.

Wayne will repair it.

Ice Machine.

We need to run a cleaner through the ice machine once a year. Kevin will take care of it.

Sidewalks & Streets.

Don reported that the County has put us on its list of sidewalk projects to install new sidewalks along Lost Mountain Rd. from Hopeton to Oakleigh Manor Dr. & to complete the sidewalk along Bowerie Chase from Hopeton to Oakleigh Manor Dr. Given the length of this list it could take a few years to accomplish.

Don also reported that he has contacted Cobb Co. DOT about resurfacing the Oakleigh's streets. (It took three calls and a call to Helen Gorham's office to get a response.) DOT promised to check the condition of our roadways and let us know. But, given the formula for state matching funds, it appears unlikely that our streets will be resurfaced anytime soon.

Feasibility Study for Shuffle Board Court Area.

Kevin reported that he is working on it. Nothing to report as yet.

Covenants:

Don & Wayne will undertake to make the necessary revisions to the Oakleigh By Laws, and to rewrite/complete the Design Standards as soon as possible.

Directory:

A new Oakleigh Directory is needed. The current Directory is badly out of date. We need to get the necessary changes in household information from each homeowner. Question: how are we going to get the updated information?

We would like to publish the new Directory in a secure site at Oakleigh On-Line, as well as publish a hard copy.

Problem: how are we going to accomplish this task?

Trash Collection Service:

Don will check with Working Solutions re. how many homeowners have not yet signed up for the Trash Taxi service. Letters were sent

to those who had not enrolled in the new service as of the end of 2009.

WCNA:

Kevin agreed to be our representative at all future WCNA meetings, and to volunteer for the position of Public Affairs Director for WCNA.

Adjournment:

Don moved/Kevin seconded that the meeting be adjourned at 9:25 PM. Approved unanimously.

Next Board Meeting:

The next meeting will be held on April 12, 2010 due to Easter weekend.