

MINUTES OF THE MEETING OF
THE MEMBERS
OF
OAK PARK LEISURE GARDENS

May 6, 2014

The meeting of the Members of Oak Park Leisure Gardens was held on the above date, at 6:45 pm. The following Board Members were present in person at the Oak Park Leisure Gardens Clubhouse:

Ron Margison

Bob Thomas

Aaronne Livingston

Tom Talbert

Kathleen Grant

Before any business was conducted, it was confirmed that:

- a) All participants could communicate with all of the other participants, whether present in person or remotely, concurrently;
- b) Each participant had the means of participating in all matters before the Members, including the capacity to propose, or to interpose an objection, to a specific action to be taken; and
- c) The persons communicating by telephone, electronic video screen, or other communications equipment were in fact the directors named and that all statements, questions, actions, or votes were made by that Member.

1. CALL TO ORDER

2. CONFIRM BOARD MEMBERS PRESENT

3. OPEN FORUM

DISCUSSION TOPICS:

- a. Request for a walk-a-round by MAC Management to help keep the complex in order. There is a motorcycle being parked on the sidewalk and other issues.
- b. Homeowner brought up the clubhouse key issue. It was confirmed that clubhouse keys are property of the unit, and if keys are missing the homeowner can purchase new keys from the Management Company.

4. BALLOT VOTE FOR THE 51% CHANGE TO THE CC&Rs

UPDATE,

The Association received 94 Secret Ballots, 7 of which are in question, and 1 was ruled invalid because no homeowner information is listed on the outside envelope.

RESOLVED,

There was a MOTION (Tom Talbert) and a SECOND (Aaronne Livingston) to count the ballots. DISCUSSION, the Board discussed holding off on the vote to get the rest of the

memberships participation, but Tom Talbert and Aaronne Livingston disagreed. IN FAVOR, Tom Talbert and Aaronne Livingston. NOT IN FAVOR, Ron Margison, Kathleen Grant, and Bob Thomas. MOTION FAILED.

There was a MOTION (Ron Margison) and a SECOND (Bob Thomas) to delay counting the votes to allow time for the rest of the membership to submit their ballots. DISCUSSION, the meeting to count the ballots will be held on Thursday, June 5th. ALL IN FAVOR.

5. STRAW POLL VOTE

UPDATE,

The Straw Poll results reveal the homeowners are in favor of the Association taking action regarding the following: assuming responsibility of roof repair and replacement, annual cleaning of rain gutters, tenting and fumigating for termites, and implementing rental restrictions.

The Straw Poll results reveal the homeowners are not in favor of the Association changing their name.

RESOLVED,

There was a MOTION (Kathleen Grant) and SECOND (Bob Thomas) to move document changes for Straw Poll results to the Document Committee for consideration as to further action. There was discussion as to who is on the Document Committee and clarification that there is still a 67% requirement to make changes to the CC&Rs. All IN FAVOR.

DETAILS,

- ROOF REPAIR: 50 FOR/20 AGAINST (71% of voters in favor)
- RAIN GUTTERS: 47 FOR/24 AGAINST (66% of voters in favor)
- TENTING: 47 FOR/24 AGAINST (66% of voters in favor)
- RENTAL RESTRICTIONS: 42 FOR/28 AGAINST (60% of voters in favor)
- NAME CHANGE: 28 FOR/42 AGAINST (60% of voters against)

6. APPROVAL/AMMENDMENT TO MINUTES (3/11/2014)

RESOLVED,

There was motion (Kathleen Grant) and a second (Bob Thomas) to approve the March 11, 2014 meeting minutes. ALL IN FAVOR.

7. FINANCIAL REPORT

UPDATE,

MAC Management reviewed the current Balance Sheet, Income Statement, and Budget Overview. Everything looks on point, with the exception of a few unforeseen expenses. They recommend not making the April budget reserve transfer until expenses and cash flow are further analyzed. It will take 30-60 days to measure the expenses in order to make a sound recommendation regarding the transfer. The Board will continue to evaluate current expenses on a monthly basis.

RESOLVED,

There was a MOTION (Kathleen Grant) and second (Tom Talbert) to file and receive the financial report. ALL IN FAVOR.

8. COMMITTEE REPORTS

UPDATE,

Governing Document Committee: The committee will be reviewing the straw poll results before making a recommendation to the board for further action

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On-line Banking Committee: Bill Pay has been successful thus far and bills are being paid on time. Ron is going to work with MAC Management to give them access to On-line Banking history reports.

Landscaping Committee: We are in the process of obtaining bids for updating the units. There were some comments about the process and plants being put in, so the committee will put together guidelines to help the bidding process.

Investment Committee: The Board reviewed the new committee guidelines. They will also be reviewing the 2 CDs that will be expiring.

9. OLD BUSINESS

Government Document Project: The Straw Poll results are now in the hands of the Governing Document Committee.

10. NEW BUSINESS

Mailing of Ballots: The Board Election Ballots will be mailed on May 16/17.

Landscape Bids: The Board reviewed the previous bid from Tom Wilcox and they are agreeing to disagree regarding the misunderstanding of the finished product and what it was to entail. Tom wants an additional \$362.00 for cost overruns.

RESOLVED,

There was a motion (Ron Margison) and second (Tom Talbert) to pay Tom Wilcox for his work on the Upper Clubhouse Lawn, even though the misunderstanding of the work to be accomplished was not resolved. ALL IN FAVOR.

There was a motion (Ron Margison) and second (Tom Talbert) to present landscape specifications to other landscape companies to facilitate the bidding process.

Security Lighting: The first 6 security lights are complete and there are 7 lights remaining. RD Rangel suggests fitting the remaining security lights in the complex with a cement base to protect the pole, wiring, and circuit box.

RESOLVED,

There was a motion (Ron Margison) and second (Bob Thomas) to approve the next 7 lights. ALL IN FAVOR.

NOTE: We have received word from Wisotsky, Procter & Shyer, the attorneys representing Oak Park Leisure Gardens, concerning the falling incident that occurred on May 12, 2013. This involved an uneven portion of the road at a PG&E electrical box on Meadow Way. The lawsuit was settled and the claimant received an award of \$200,000 from PG&E and \$100,000 from Oak Park Leisure Gardens (State Farm Ins). No other information is know at this time.

There being no further matters brought before the meeting it was adjourned.

