

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

June 5, 2014

The special meeting of the Members of Oak Park Leisure Gardens was held on the above date, at 6:42 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. APPROVE MINUTES FROM MAY 6, 2014 MEETING

RESOLVED,

Kathleen moves and Bob seconds to approve the minutes. Discussion opened by Tom Talbert.

DISCUSSION,

Tom Talbert suggests rewording item #5 as follows, “The Straw Poll results reveal the homeowners (who voted) 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.”

ALL IN FAVOR as corrected. The minutes from May 6, 2014, line item #5, will read as follows: “The Straw Poll results reveal the homeowners (who voted) 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.”

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

RESULTS,

The vote for the 51% change to the CC&Rs did not pass. The required 66.7% of the membership did not approve the changes, and no action will be taken.

- 101 votes counted
- 3 votes disqualified
- 66 votes IN FAVOR
- 35 voters NOT IN FAVOR

5. RECORDING

6. STRAW POLL VOTE RECOMMENDATION FROM DOCUMENT COMMITTEE

There was no decision made regarding the straw poll results, and the committee has not passed them onto the attorney.

7. CC&Rs

RESOLVED,

Kathleen moves and Tom seconds that the documents prepared by the attorney be sent to the Board for review and voted on at the General Meeting. If approved, the CCRs will go out to the members for their approval/vote. The Board opened discussion.

DISCUSSION,

Review Options:

- Send the results to the attorney and dispute the results in court.
 - o In 1992 OPLG tried to make document changes, but because they didn't receive the 2/3 vote, the documents reverted back to the previous version and the association was sued.
- Go ahead with CCR changes regardless of the 66.7% requirement.
- During the Regular Meeting, following the Annual Meeting, spend a portion of the time discussing and reviewing the CCR changes that have been created. Give the members an opportunity to discuss them.

Tom, Aaronne, Bob, and Kathleen IN FAVOR. Ron ABSTAINS.

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