

OAK PARK LEISURE GARDENS

BOARD OF DIRECTORS MEETING – November 5, 2013

The meeting was called to order at 6:30 PM.

Member present were Tom Talbert, Ron Margison, Kathleen Grant, Aaronne Livingston, and Bob Thomas.

There was a motion (Kathleen Grant) and second (Ron Margison) to approve the minutes of the last meeting. The motion was unanimously approved.

Renou Korff of Edward Jones discussed the Association's account with Edward Jones and the options for consideration by the Board. The Board thanked Mr. Korff for his presentation and will response to him as soon as possible.

There was a motion (Kathleen Grant) and a second (Ron Margison) to file the financial report for audit. The motion was unanimously approved.

LANDSCAPE REPORT

Bob Thomas reported his committee will be preparing a landscape materials list and will be identifying landscaped areas that need attention.

OLD BUSINESS

1. The repair of the six street lights approved by the Board has been completed. There was a motion (Kathleen Grant) and a second (Bob Thomas) to complete the work on the next six lights per the repair list. The motion was unanimously approved.
2. Ron Margison has been working with the Board to determine a good date for them to meet with the attorney to discuss the review of the Association governing documents. December 9, 2013, at 6:30 PM was chosen.
3. There was a motion (Ron Margison) and a second (Kathleen Grant) to approve the Landscape Committee Guidelines as presented by Bob Thomas. The motion was unanimously approved.
4. Ron Margison gave an update on the owner termite work completed and scheduled. Ron made a motion which was seconded by Kathleen Grant that, "...when a majority of the owners who live in the same building approach the Board for assistance in accomplishing a task dealing with their building, that the Board make every reasonable effort to assist these owners in accomplishing their task." The motion was unanimously approved.

Ron Margison made a motion which was seconded by Bob Thomas that, "...the Association's attorney be requested to prepare a "written" determination, addressing what authority the Board of Directors has in dealing with owners who fail to maintain their units and/or building in a safe manner." The motion was unanimously approved.

NEW BUSINESS

1. The 2014 budget, as prepared by Aaronne Livingston and Tom Talbert, was discussed. After careful consideration and past and anticipated expenses, there was a motion (Kathleen Grant) and a second (Ron Margison) to approve the budget as presented. The motion was unanimously approved.
2. Bob Thomas identified his appointed Landscape Committee members, Lynda Skinner and Alan Phair. There was a motion (Bob Thomas) and a second (Ron Margison) to approve their appointment. The motion was unanimously approved.
3. Aaronne Livingston reported there were twelve responses to the OPLG web site survey. The results will be posted on the site. The Board agreed to have their meetings on a bi-monthly basis on the second Tuesday of the meeting month at 6:30 PM. The next meeting is scheduled for January 14, 2014.
4. Ron Margison made a motion that was seconded by Bob Thomas that, "...the Association look into paying for all repairs and/or replacement of sidewalks and driveways that have been damaged by tree roots belonging to the Association. The owner has no control over the trees the Association plants in his yard, thus he should not be responsible for paying for the damage to sidewalks and driveways caused by these trees (roots)." The motion was unanimously approved.
5. Ron Margison made a motion that was seconded by Kathleen Grant that, "...the Association immediately commences the cleaning of all roof guttering throughout the complex. Cleaning should be accomplished once or twice a year depending on need. Full gutters leave no where for water to go except onto fascias, eaves, and rafters, thus causing dry rot and eventual roof repair/replacement. Most guttering is installed at a height which is well above what can safely be expect for owners to attend to. Having this service provided by individual contractors would be excessively expensive to owners when contracted on an individual basis." Two voted for the motion, two voted against the motion, and one abstained. The motion failed.
6. It was noted that pets are being brought into the clubhouse. A new rule will be prepared that will prohibit pets, except service animals, from the clubhouse.
7. A few roof bids were reviewed. It was suggested that roof bids include a statement from the roofer that he/she has inspected the roof, has determined the cause of any roof damage (if possible), and has determined if the roof needs to be repaired or replaced.
8. There was a letter received from the owner of 1087 James Way requested an extension to the sidewalk to the parking area between 1085 and 1087 James Way. There was a motion (Kathleen Grant) and a second (Ron Margison) to get a bid for extending the sidewalk. The motion was unanimously approved.

9. There are satellite dishes being installed on the balconies of some units. A letter will be drafted requesting the relocation of those dishes. The motion was unanimously approved.

With no further business, there was a motion (Kathleen Grant) and a second to adjourn the meeting at 9:05 PM. The motion was approved.

Respectfully submitted,

Frank Yost