

OAK PARK LEISURE GARDENS

BOARD OF DIRECTORS MEETING - JANUARY 14, 2014

The meeting was called to order at 6:40 PM by President Ron Margison. All Board members were present.

There was a motion made by Kathleen Grant and seconded by Ron Margison, to nominate Bob Thomas to the position of Secretary. Motion passed.

An Open Forum for member attendees followed. General questions regarding the upcoming changes to the Association and their impact on the members were answered by the President. One complaint regarding the green waste barrels will be referred to the landscape contractor, Tom Wilcox.

A motion to approve the minutes of the November 5th meeting was made by Bob Thomas and seconded by Kathleen Grant. Motion passed.

A motion to approve the minutes of the emergency meeting of December 22nd was made by Bob Thomas and seconded by Kathleen Grant. Motion passed.

A motion was made by Kathleen Grant and seconded by Tom Talbert to receive and file the financial report of January 6, 2014. Motion passed.

OLD BUSINESS:

A motion was made by Kathleen Grant and seconded by Bob Thomas to award the contract to update the Association's governing documents to the firm of Chris Guenther. Motion passed.

A motion was made by Bob Thomas and seconded by Tom Talbert to approve the replacement of the roofs at 1036 and 1040 Meadow Way. Motion passed.

The item regarding a variance for an oversized dog in the complex was referred to executive session.

A motion was made by Kathleen Grant and seconded by Bob Thomas to approve the purchase of one dozen opaque globes to replace the existing street lights. Motion passed. Tom Talbert volunteered to coordinate this project with our handyman, John Clark. Replacement is to continue on a monthly basis.

The request for the walkway extension from James Way to Grieb Dr., previously approved, will be referred to the new management company for a follow-up.

*This item was partially discussed at the Board Meeting, but do to some confusion a vote was not taken. A majority vote in favor of the motion was taken by email on 1/15/2014. Email votes will be attached to the master Board Minutes. I move that the Association require that any roofing

bids now include a statement from the roofer that he/she has inspected the roof, that the damage to the roof was caused by (List reason(s) and the percentage of each reason if more than one, e.g. 40% improper installation, 40% termite damage, 20% dry rot damage, etc) and whether the roof can be repaired or should it be replaced, and the reasoning for each. Motion passed.

NEW BUSINESS:

A motion was made by Bob Thomas and seconded by Kathleen Grant to award the new management contract to MAC Management. Motion passed.

The following meeting dates were announced by the President: Special Meeting for the purpose of addressing all concerns regarding the transition to the new management company and the update of the association documents and other association related items will be held at 6:30 PM in the clubhouse on January 23rd and January 30th.

The Landscaping Chair, Bob Thomas, announced that the next walkabout was scheduled for January 21st at 2:00 PM. The committee will meet at the clubhouse.

The President announced the formation of a governing documents update committee. The following volunteered to be on the committee: Ron Margison, Kathleen Grant, Bob Thomas, Joyce Shearer and John Elfers.

A discussion on a possible change of the Association's name ensued. The matter was deferred to the governing documents update committee.

A discussion ensued regarding term limits for the position of President of the Association. The matter was deferred to the governing documents update committee.

The President was asked by the Board to contact the new management company, MAC Management, to schedule an audit review of Association funds, due to the change to a new management company.

There was a motion by Bob Thomas and seconded by Kathleen Grant to send a test ballot to all Association members to test the waters on how owners feel about a number of possible changes that would affect the Association, e.g., term limits for the President of the Association. Motion passed.

The President updated the Board on the status of the tenting and fumigation of various units in the complex. There have been two sections tented since the letter of September 5, 2013, which pointed out the damage being done to our units by termites. There were three tentings done prior to the letter and there are two more currently being scheduled.

A motion was made by Kathleen Grant and seconded by Aaronne Livingston to add Board announcements to the OPLG website under the official OPLG Administration section. Motion passed.

The President announced that he was seeking volunteers for present and future committees, e.g. a roofing committee. All Association members are eligible to sit on these committees. Those interested should contact the President, Ron Margison. (ronmargisonOPLG@gmail.com)

A motion was made by Kathleen Grant and seconded by Bob Thomas to send a ballot to the Association members for the purpose of conducting a vote to change the current 2/3 (66.6%) voting requirement in the CC&R's to 51%. Motion passed.

The current management company will be directed to send a work order to repair the walkway lights between the units on Meadow Way and Clevenger Dr.

The General Meeting was adjourned by the President at 9:30 PM so that the Board could go into Executive Session to discuss an Association member problem.

EXECUTIVE SESSION:

After discussion, the Board decided to direct the management company, MAC Management, to send a letter to the offending party regarding the Rules and Regulations which were being violated and request compliance.

There being no further business, the Executive Session was adjourned at 9:40 PM

Respectfully submitted,

Kathleen Grant, Vice President, OPLG

NOTE FROM THE PRESIDENT:

Hello,

This is to inform you of the change in Management Companies for Oak Park Leisure Gardens. Effective on February 1, 2014, MAC Management will assume management for our complex.

Eventually, everyone will be assigned an online account which they will access via the company's website, using their own password. Those who do not use the computer, will continue to use the US Mail System.

February and future Association Fees will need to be sent to MAC Management, PO Box 853, Templeton, CA 93465. Make check payable to Oak Park Leisure Gardens. Use the same account number on your check as before (see coupon).

For those mailing their payments, include the coupon as normal, but substitute MAC Management's information instead of Yost Management.

For those using Bill Pay, you will need to change the address as above.

In the future Electronic Fund Transfer (EFT) will be available. More info to come.

If you have already mailed your February payment to Yost Management do not be concerned. Yost Management will pass all payments and correspondence to MAC Management during the entire month of February.

Further instructions will be mailed to everyone soon. An information sheet will be sent out explaining everything, and will request contact information. You will be asked whether you will accept future notifications and correspondence from the Association via email. This would include notice of meetings, financial reports, announcements, etc. Please consider doing this because our mailing and paper supply costs are starting to get out of hand. Those of you who have not formed a love affair with the computer will continue to receive everything via US Mail.

MAC Management will be at the Special Meeting called for January 23, 2014, 6:30PM, Clubhouse, which will be advertised in the Board Minutes which you will be receiving soon.

If you have any questions concerning your Association Fee payment, please get back to me. If you have other questions that might be covered in the soon to be mailed information sheet, please hold off until after receiving this sheet, unless you think your question might be time sensitive.

I'm sure there will be a few hiccups, so please bear with us.

Thank you for your patience.

Ron Margison
President, OPLG