

OAK PARK LEISURE GARDENS

BOARD OF DIRECTORS MEETING – SEPTEMBER 5, 2013

The meeting was called to order at 3:30 PM.

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

There was a motion (Ron Margison) and a Second (Bob Thomas) to approve Special Meeting minutes (1) with the following amendment: The officers elected are designated as signers on all Association accounts. The motion was approved.

There was a motion (Bob Thomas) and a second (Kathleen Grant) to approve the minutes of the Special Meeting (2). The motion was approved.

The financial statement was filed for audit.

LANDSCAPE REPORT

1. The approved work by Dave's Tree Service is in progress.
2. Approved landscape work is in progress. The work at 1005 Meadow should be completed the week of September 12, 2013. There was discussion regarding HOA/homeowner repair obligation.

OLD BUSINESS

1. Ron Margison proposed the Board send a letter to all owners concerning his volunteering to assist them in termite/tenting concerns. Discussion: Tom Talbert requested the letter include a statement indicating the Association does not financially support the cost for termite inspections, treatment, or damage repair except in the common area. There was a motion (Ron Margison) and a second (Bob Thomas) that the Board of Directors send a letter prepared by the Vice President, Ron Margison, to all association members. This letter is to advise them that Ron Margison is the contact point for those who are interested in addressing termite damage to their individual units and building. The motion was approved. Ron Margison and Tom Talbert will get together on the additional wording.

2. There was a motion (Ron Margison) and a second (Kathleen Grant) to establish the Web Committee and appoint Aaronne Livingston as the Committee Chair. The requirements and guidelines for the operation of this Committee must be in place prior to the web page and Committee activation. The motion was approved.
3. There was a motion (Ron Margison) and a second (Bob Thomas) that the Website Committee requirements and duties document prepared by Ron Margison be accepted as the governing directive for the operation of the Website Committee with minor changes to follow. The motion was approved.

NEW BUSINESS

1. The landscaper submitted a bid to re-landscape the entrance at Leisure Drive. There was a motion (Kathleen Grant) and a second (Ron Margison) to approve the bid. The motion was approved.
2. There were two roof repair bid for 1005 Meadow Way. The matter was tabled for further information.
3. There was a bid from Seaside Construction to repair a section of the sidewalk in the common area between 1022 and 1024 Meadow Way. There was a motion (Kathleen Grant) and a second (Ron Margison) to approve the bid. The motion was approved.
4. There was a common area light pole repair proposal from Seaside Construction presented by Tom Talbert. There was a motion (Ron Margison) and a second (Kathleen Grant) to approve the proposal with up to six (6) light pole repairs being done initially. The motion was approved.
5. There was a motion (Ron Margison) and a second (Tom Talbert) to establish a Landscape Committee and appoint Bob Thomas as the Chair. Mr. Thomas holds a degree in landscaping and architecture and served on the Bakersfield California Planning Commission for several years. Mr. Thomas is more than qualified for this position. The motion was approved.

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6. There was a motion (Ron Margison) to establish the time for future Board meetings to be held at 6:30 PM. This would allow participation from Association members who work during the day. Discussion: It was noted that various meeting times of the Board meeting were held over the past years to give the members an opportunity to attend, but the attendance did not seem to change. There was a suggestion to do a website survey of the members as to the time they like the meetings to be held. The Board agreed to this survey. The motion was withdrawn pending the results of the web survey.
7. There was agreement to contact the attorney to obtain a cost for reviewing the Association's governing documents.
8. It was noted the Board will continue its practice to take necessary actions between meetings with the understanding that such actions will be ratified at the next scheduled meeting.

With no further business, the meeting was adjourned.

Respectfully submitted,

Frank Yost
Association Manager

NOTE

THE NEW WEBSITE IS www.oakparkhoa.org. THERE IS A SURVEY ON THE WEBSITE AND THE BOARD WOULD APPRECIATE YOUR RESPONSE. JUST GO THE WEBSITE AND CLICK ON THE LINK ON THE HOME PAGE. IF YOU DO NOT HAVE ACCESS TO A COMPUTER, PLEASE CONTACT YOST MANAGEMENT AND THEY WILL SEND YOU A SURVEY.

THANKS.