

**OAK PARK LEISURE GARDENS  
BOARD OF DIRECTORS MEETING MINUTES**

**August 11, 2015**

**\*\*\*\*\*NEXT MEETING\*\*\*\*\***

**October 13, 2015, 6:30 p.m.**

**OPLG Clubhouse**

The general meeting of the Members of Oak Park Leisure Gardens was held on the above date, at 6:30 pm. Audra Murphy was present from Goetz Manderely. The following Board Members were present in person at the Oak Park Leisure Gardens Clubhouse:

John Elfers  
Christine Strasser  
Tom Talbert  
Ken Arritt

1. CALL TO ORDER The meeting was called to order at 6:30 p.m.

2. CONFIRM BOARD MEMBERS PRESENT Kathleen Grant was absent

3. APPROVAL OF MEETING MINUTES

There was a MOTION (Tom Talbert) and a SECOND (Christine Strasser) to approve the meeting minutes from Annual Meeting on June 9, 2015 as submitted. ALL IN FAVOR, MOTION PASSED.

There was a MOTION (Ken Arritt) and a SECOND (Tom Talbert) to approve the meeting minutes from Member Meeting on June 9, 2015 as submitted. ALL IN FAVOR, MOTION PASSED.

4. APPOINTMENT OF INSPECTOR(S) OF ELECTION In addition to Audra Murphy, two additional inspectors of election were appointed: Joyce Shearer, Ben Crane.

5. VOTING There was a MOTION (Ken Arritt) and a SECOND (Christine Strasser) to close the voting. ALL IN FAVOR, MOTION PASSED. The inspectors of election were excused to count the ballots.

## 6. OPEN FORUM

The open forum was conducted during the voting count.

- One unit suffered a broken outlet that will need to be replaced by Bean Roofing
- There were questions about painting the eaves and fascia repaired during the replacement. OPLG has contracted with a painter to do the work and owners will be invoiced at the end of September for all of the additional roof repair work on their units (not the roof replacement).
- There were several comments about the overall work with some concerned about the noise. Others felt that the workmen were clean and the work tidy.
- One owner expressed concern about root damage to his patio and foundation. He will secure two bids and the Board will consider the matter of payment at a future meeting
- Some owners have not received Clubhouse Codes. Contact John Elfers for your clubhouse code at [johnelf@aol.com](mailto:johnelf@aol.com)

## 7. ANNOUNCEMENT OF VOTING RESULTS

The voting to adopt the new draft of the CC&Rs did not pass. The voting count was 76 in favor and 21 opposed. The vote required 66.6% of the membership to pass.

# Not Approved

## 8. BUDGET REPORT

The Reserves for OPLG were at \$500,000 as of June 30<sup>th</sup>. This will drop when the invoices from the tile roof replacement are paid. The Operations Account is \$10,000 short for the year. This is less than 10% of the total budget and expenses are likely to be less in the second half of the year with several current projects now completed.

## 7. MANAGER'S REPORT

Audra reported that all of the accounts for dues are up to date except for one that has been ongoing. There was a MOTION (Ken Arritt) and a SECOND (Tom Talabert) to move forward with a pre-lien on this unit. ALL IN FAVOR, MOTION PASSED.

## 8. COMMITTEE REPORTS

A. The architectural committee presented a bid from Dave's Tree Service for the removal of two trees. The Board agreed that there was urgency in removing them

due to ongoing damage. There was a MOTION (Tom Talbert) and a SECOND (Ken Arritt) to approve the bid by Dave's Tree Service for 1011 Meadow Way. ALL IN FAVOR, MOTION PASSED. There was a MOTION (Ken Arritt) and a SECOND (Christine Strasser) to approve the bid by Dave's Tree Service for 1053 Meadow Way. (Tom Talbert abstained from voting since he owns this unit). ALL IN FAVOR, MOTION PASSED.

Tom encouraged owners to consider having gutters installed on units that do not have them, even those with composition roofs, because the water damages the fascia. He also encouraged owners to have their gutters cleaned regularly for the same reason and recommended A-Best Window and Gutters at 462-1780 who cleans gutters at \$.99 a linear foot.

B. The landscape committee presented a bid by Tom Wilcock for the new landscaping at 1053 Meadow Way following the tree removal and on converting 5 other sites in the complex from lawn to drought tolerant landscaping. The advantage of getting a rebate on these projects added an incentive to do them immediately. There was a MOTION (Christine Strasser) and a SECOND (Tom Talbert) to approve the bid by Tom Wilcock for the 5 landscape conversion projects. ALL IN FAVOR, MOTION PASSED. There was a MOTION (Ken Arritt) and a SECOND (Christine Strasser) to approve the bid by Tom Wilcock for landscaping 1053 Meadow Way. (Tom Talbert abstained from voting since he owns this unit). ALL IN FAVOR, MOTION PASSED.

**Not Approved**

C. John reported that the Clubhouse Committee has overseen the steam cleaning of the clubhouse carpet and two chairs and is setting up a regular cleaning schedule. Kathleen had proposed purchasing patio furniture and that discussion was postponed until she was present.

8. NEW BUSINESS There was no new business.

#### 9. MEETING ADJOURNED

There was a MOTION (Tom Talbert) and a SECOND (Christine Strasser) to adjourn the meeting. ALL IN FAVOR, MOTION PASSED. The meeting was adjourned at 8:00 p.m.

#### 10. 2015 SCHEDULE OF MEETINGS

Board Meetings: October 13, December 8, 2015.

All meetings will be at 6:30 p.m. in the clubhouse.