

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

June 09, 2015

The annual meeting of the Members of Oak Park Leisure Gardens was held on the above date, at 6:35 pm. The following Board Members were present in person at the Oak Park Leisure Gardens Clubhouse:

John Elfers
Aaronne Livingston
Tom Talbert
Kathleen Grant
Ken Arritt

- I. CALL TO ORDER AND FLAG SALUTE The meeting was called to order at 6:35 pm.
- II. ANNOUNCEMENT OF QUORUM AND CALL TO ORDER A quorum of members was announced (**63 returned ballots**) and Board Members were introduced.
- III. NOMINATIONS FROM THE FLOOR Since all open seats had current nominations, there were no nominations from the floor.
- IV. APPOINTMENT OF INSPECTOR(S) OF ELECTION Three inspectors of election were appointed: Christine Strasser, Tina Walther, and Ron Schram.
- V. VOTING There was a MOTION (Kathleen Grant) and a SECOND (Aaronne Livingston) to close the voting. **ALL IN FAVOR, MOTION PASSED.** The inspectors of election were excused to count the ballots.
- VI. APPROVE THE FEDERAL TAX RESOLUTION stating: There was a MOTION (Kathleen Grant) and a SECOND (Tom Talbert) to approve IRS Revenue Ruling 70-604 that any excess of membership income over membership expenses for the year ended December 31, 2015 shall be applied against the subsequent tax year assessments. **ALL IN FAVOR, MOTION PASSED.**

VII. ANNUAL FINANCIAL REPORT The Board reviewed the current budget documents, clarifying the line items. Audra noted that the Operations Budget is about \$9,000 short of the projected budget. This will likely balance out as the year progress. Current reserves are at \$495,000. She recommended that next year we include a line item for Office Expenses.

VIII. OPEN FORUM One member clarified that the sidewalks in front of James Way are City property. Ken agreed to contact someone regarding the status of several raised areas of the sidewalk. One member requested a Clubhouse Code and turned in a key. The procedure for identifying repairs to fences was clarified. The benefits for joining the Community Association Institute were discussed.

IX. ANNOUNCEMENT OF ELECTION RESULTS The results of the election were announced:

The three candidates were elected to the 3 open positions on the board, they are Ken Arritt, Christine Strasser and Tom Talbert. "

Tom thanked Aaronne Livingston for her commitment and work on behalf of the OPLG Board of Directors. This sentiment was concurred by all members present.

X. ADJOURNMENT

There was a MOTION (Kathleen Grant) and a SECOND (Ken Arritt) to adjourn the meeting. ALL IN FAVOR, MOTION PASSED.

XI. ORGANIZATIONAL MEETING OF THE BOARD New and continuing Board members met after the meeting to elect officers. The following are the officers for the coming year.

President: John Elfers
Vice President: Kathleen Grant
Secretary: Ken Arritt
Treasurer: Christine Strasser
Member-at-Large: Tom Talbert

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

June 9, 2015

*******NEXT MEETING*******

August 11, 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 7:25 pm. Audra Murphy was present from Goetz Manderley. The following Board Members were present in person at the Oak Park Leisure Gardens Clubhouse:

John Elfers
Christine Strasser
Tom Talbert
Kathleen Grant
Ken Arritt

1. CALL TO ORDER
2. CONFIRM BOARD MEMBERS PRESENT
3. APPROVAL OF MEETING MINUTES

There was a MOTION (Tom Talbert) and a SECOND (Kathleen Grant) to approve the meeting minutes from April 14, 2015 as submitted. ALL IN FAVOR, MOTION PASSED.

4. OPEN FORUM

The open forum was conducted during the annual meeting.

6. BUDGET REPORT

The Budget was reviewed during the Annual Meeting. John Elfers notified members that Edward Jones has credited OPLG the \$3 fee that must be applied to all Money Market Accounts. If OPLG decides to write checks from those accounts they will have to be converted to Money Market. The Rabo Bank account has been closed and the money transferred to Pacific Western operations account.

7. ONGOING BUSINESS

A. CC&Rs Update Vote Count: It was determined that there were not enough votes to achieve a 2/3 quorum for the voting of the CC&Rs. After some discussion there was a MOTION (Kathleen Grant) and a SECOND (Tom Talbert) to extend the voting period for the CC&Rs by 90 days. After further discussion it was decided that the 90 period would be too long. MOTION DEFEATED by a unanimous vote. There was a MOTION (Ken Arritt) and a SECOND (Christine Strasser) to extend the voting period for the CC&Rs to the next meeting of August 11, 2015. ALL IN FAVOR, MOTION PASSED.

Members were reminded that any tenant or owner who sees violations to the Rules and Regulations should contact Audra by phone or e-mail to report the issue. Audra will subsequently notify the Board and the violations will be addressed. The Board discussed joining the local chapter of the Community Association Institute, after seeing the value from several recent meetings. The Board agreed to enroll three Board Members. John Elfers will follow up on this.

8. COMMITTEE REPORTS

A. The architectural committee presented four bids for the replacement of the underlayment for all tile roofs within the complex. It was agreed that the tile roofs had reached their maturity and are in need of replacement. The bids were reviewed and discussed. John Elfers agreed to meet with the roofer to determine the timeline for the project and confirm the details of the bid. There was a suggestion to include a clause for “no radios”. After some discussion of the merits of the four bids, there was a MOTION (Kathleen Grant) and a SECOND (Christine Strasser) to approve the bid by Bean Roofing. ALL IN FAVOR, MOTION PASSED.

Satellite Dish's – There was a reminder that Satellite Dishes are only allowed on the backside of units. Residents are required to submit a request to the property manager before installing satellite dishes. **PLEASE NOTE: All Units with dishes improperly installed will receive notice to remove or relocate them to the proper location.**

9. MEETING ADJOURNED

There was a MOTION (Kathleen Grant) and a SECOND (Tom Talbert) to adjourn the meeting. ALL IN FAVOR, MOTION PASSED. The meeting was adjourned at 8:10 p.m.

10. 2015 SCHEDULE OF MEETINGS

Board Meetings: August 11, October 13, December 8, 2015.

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