



BOARD OF DIRECTORS MEETING
OPEN SESSION
MINUTES
SATURDAY JANUARY 16, 2016
CLUBHOUSE

DIRECTORS PRESENT

Randy Gillenwater
Chris Qualls
Steve Gasperson
Rod Olguin
David Gonzales
Bob Sutherland
Mike Davis

DIRECTORS ABSENT

1. CALL TO ORDER

President Randy Gillenwater called the meeting to order at 10:00 am.

2. EXECUTIVE SUMMARY

The following items were discussed in Executive Session:

- a. Litigation matters
- b. Member discipline
- c. Personnel matters

3. MEETING MINUTES APPROVAL

Motion: Steve Gasperson

Second: Rod Olguin

Background: The Board approved the open session minutes for November 21, 2015.

The motion was passed unanimously

4. October and November 2015 Financials

Background: The Board acknowledged the receipt of the October and November 2015 financials

5. Old Business

- a. ARC Guidelines and fee review



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Motion: Steve Gasperson
Second: Rod Olguin

Background: The Board approved the Draft ARC guideline and fee recommendations as well as the policy put forward by Director Chris Qualls.

The motion was passed unanimously

b. Long term and vacation rental fees

Motion: Randy Gillenwater
Second: Chris Qualls

Background: The Board approved a draft increase of 20% to the current CUP using the last 10 years CPI increase of 20%. The Board also asked that the finance committee review the fees being charged and make recommendations for the 2017 Budget. Management will also discuss this fee increase with the Association's auditor. The proposed increase of 20% would increase the CUP from \$325 to \$390.

The motion was 6-0-1 Director Gonzales had to abstain as he employed by a property management company that handles vacation rentals.

6. New Business

a. Committee member appointment and resignation

Motion: Rod Olguin
Second: Bob Sutherland

Background: The Board approved the appointment of Gerry Coulter to the ARC.

The motion was passed unanimously



OAK SHORES
COMMUNITY
ASSOCIATION, INC

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ADJOURNMENT 12:30 pm

APPROVED:

Secretary

Date

3/19/16