



BOARD OF DIRECTORS

OPEN SESSION MINUTES

**Saturday, 10:00 am, at the Clubhouse
January 28, 2017**

1. The meeting was called to order at 10:07am.
2. Steve Gasperson, Randy Gillenwater, Bob Sutherland, Rod Olguin, and Darryl Hall were in attendance. Chris Qualls and Therese Harris were not in attendance.
3. **SUMMARY OF EXECUTIVE SESSION**
Steve Gasperson briefly summarized what was discussed in Executive Session.
4. **COMMITTEE REPORTS**
Station 34 – No Report
Recreation – Janice Gillenwater reported about the new upcoming events; the Chocolate makeover party on February 11th, the Celebration of Life for Faye Middleton February 12th, the Paint classes February 12th afternoon, the Fireman’s Ball scheduled for April 1st and also announced that there were plans for plant potting classes, cooking classes and more in the near future.
Finance – John Eicholz announced that the Finance Committee primarily discussed the annual audit that is coming up, and the several reserve expenses that are on the agenda; the road work, slope repairs and the dock replacement.
Fire Wise – Bob Dietz announced that the Committee is focusing on getting permission to construct a fire break surrounding the community through Oak Shores 2 and is trying to make contact with the owners of Oak Shores 2 to get permission for that, and to maintain the trees etc. around the emergency access road. Additionally, the committee plans to partially fund a CPR class for community members that are interested in taking it, and plan to put on a Memorial fundraiser this year.
Private Marina – Mike Everett reported about the docks being put back in place and that some are not usable now but they hope to have them usable in the next month.
Newsletter – Randy Feltman reported that the next Newsletter would be coming out in March and that they would be focusing on the high lake levels, boating tips, mussel inspection information etc. Stephanie Dayton added that the webcam had so much activity during the last storm that it froze the webcam from time to time, and that it would exceed the allowable bandwidth, and that if the increased activity on the webcam continues we may have to increase it.
5. **The Board acknowledged receipt of the December 2016 draft unaudited financials**

6. MEETING MINUTES APPROVAL

Rod Olguin motioned to approve the December 10, 2016 Open Session Minutes with the amendment to item 12, that he did not vote against the proposed draft of the Guidelines, he just wanted it noted that he does not agree with the current proposed rental fee increase. Darryl Hall seconded. All in favor 5/0.

7. Approval of member Mark McMullen on the Fire Wise Committee

Bob Sutherland motioned to officially approve Mark McMullen on the Fire Wise Committee, Randy Gillenwater seconded. All in favor 5/0.

8. Updated review of modifications to the OSCA insurance package

Randy Gillenwater motioned to modify the OSCA crime policy that covers fraud to the \$250,000 recommended by the insurance company, Rod Olguin seconded. All in favor 5/0.

9. Clubhouse wheelchair lift

A representative from the company that gave us a proposal for the wheelchair lift (elevator) discussed what the company is proposing to install in the clubhouse. The Board asked that this item be tabled to the next meeting, so that we have time to gather more information before approving a proposal.

10. Campground fire pits and general campground discussion

Randy Gillenwater motioned to allow campers to use the existing fire rings in the campground while the fire risk is low, Rod Olguin seconded. All in favor 5/0. Bob Sutherland questioned why the fire rings in the campground did not have screens on them; Steve Gasperson said that he would talk to Maintenance about the possibility of screening them.

11. CC&R and Architectural violations general discussion and update

Steve Gasperson reported that ARC is collaborating with the staff and Board to create an organized process to enforce and process the CC&R violations in the community.

12. Approval of proposed modifications to the Community Guidelines

Randy Gillenwater motioned to approve the most recent proposed draft of the revised Community Guidelines to go out to the membership for 30 day review, with the amendment to page 12 under Guest/Renter/Visitor Watercraft Procedures to state "If the property manager or self-renter is off site, the owner must be available to be on-site within two (2) hours", instead of one (1) hour, Bob Sutherland seconded. Rod Olguin asked that it be noted that he is not in favor of the proposed rental fee increase. All in favor 5/0.

13. Reserve expense approval

Randy Gillenwater motioned to approve the reimbursement of the Associations Operating account from the Reserve account for the replacement of the gate phone system that was replaced at the front gate, Rod Olguin seconded. All in favor 5/0.

14. Dock Replacement discussion

The Board discussed the public dock that is due to be replaced this year out of reserves. The Board asked that specs be put together for the replacement of the public dock by the next Board meeting for their review. They asked that in the Request for a bid, that we ask bidders to do an alternate bid with the cost to extend the dock finger length, if we choose.

15. Review/discuss/direction on obtaining bids for micro seal coating the main road from the Lynch Canyon Road to the intersection of Oak Shores Drive and Lakeview Drive

The Board discussed the road work that is scheduled to be completed this year. The Board would like an expert to look at our roads and give us an opinion as to what should be done before we can go out to bid on this project.

16. The meeting was adjourned at 11:40am.

APPROVED

DATE