



BOARD OF DIRECTORS
OPEN SESSION
MINUTES

Saturday, 10:00 am, at the Clubhouse
February 18, 2017

1. The meeting was called to order at 10:02am.
2. Steve Gasperson, Bob Sutherland, Chris Qualls, Therese Harris, Rod Olguin, Darryl Hall, and Randy Gillenwater were 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 next event is the St. Patrick’s Day Party March 17th, the 40th Annual Firefighters ball April 1st, a plant potting class, Financial planning class and Easter Egg Hunt on April 15th. Janice also presented Jeff Killion with the Good Samaritan award for helping Faye Middleton when she fell in her driveway.
ARC – Jeff Killion reported briefly that there is a lot of active applications and people are doing a lot of work to their homes.
Finance – John Eicholz announced that the Finance Committee focused on the spending outlook, and the West Ramp Option Agreement. Also, that the Board was given the Quarterly Investment Report. **Steve Gasperson acknowledged receipt of the Quarterly Investment Report.**
Fire Wise/Fire Safe – Steve Gasperson reported briefly about the on goings of the Fire Wise Committee.
Private Marina – Randy Gillenwater reported that they will be waiting to open the private slips until the water level is stabilized. Also, all of the materials have been ordered for the new dock.
NRWMC – Bing Smith reported that he has been voted on to the NRWMC Board as the Oak Shores Community representative. He will be attending many of the meetings via teleconference while he is away at his other home, but will stay in contact with the Association and send us the minutes when they are produced.
5. **MEETING MINUTES APPROVAL**
Randy Gillenwater motioned to approve the January 28, 2017 Open Session Minutes, Darryl Hall seconded. Therese Harris and Chris Qualls abstained because they were not in attendance at that meeting. Vote 5/0/2.
6. Member comment on published agenda items

Member John Watkins spoke regarding the proposed elevator location. He respectfully asked the Board to reconsider the placement of the proposed elevator location and offered to do a rendering of additional locations.

7. Clubhouse wheelchair lift – update

Steve Gasperson announced that the Board has the quote from JK Engineering to design the elevator in the inside location and the Board needs to approve moving ahead with the design. The Board discussed having JK Engineering draw up plans for an alternate location outside the clubhouse. **Rod Olguin motioned to approve JK Engineering drawing up plans for two locations, inside the clubhouse and outside the clubhouse, Randy Gillenwater seconded. All in favor. 7/0.**

8. Reserve expense approval

The Board discussed the log boom in the Marina where there are old wooden logs that are in need of being replaced with the orange Tuffboom logs. After an extensive discussion, **Darryl Hall motioned to replace the old wooden logs with the Tuffboom logs out of Reserves, Randy Gillenwater seconded. All in favor 7/0.**

9. Dock Replacement discussion

The Board discussed the public dock that is due to be replaced this year out of reserves, and is badly in need of it. Details for the *Request for Bid* have been discussed and specs will be prepared for approval at the next Board meeting.

10. Home Emergency Plan discussion

The Board discussed and reviewed the Fire wise Committee prepared *Home Emergency Basic Evacuation Plan* document for distribution to the members. **Chris Qualls motioned to approve the document for distribution to the community with a note that there are a few typos that need to be corrected prior to distribution, Therese Harris seconded. All in favor 7/0.**

11. Drainage tubes and outdoor lighting discussion

The Board discussed the Architectural Review Committees request to have the Board review requiring owners to bury the black drainage tubes coming from their properties and put some restrictions on outdoor sensor lights. After a great deal of discussion it was decided that the lighting would be addressed on a case by case basis, and a thorough review and study needs to be completed regarding drainage before implementing any new policies are implemented.

12. Discussion regarding complaints of speeding in the area of Oak Shores Drive and Landlubber

The Board discussed the many complaints that have been filed regarding the rate of speed that people drive in the area near Oak Shores Drive and Landlubber Lane. The Board discussed that this area and other areas in the community are of concern. Different options; temporary signage that moves around the community, and installing speed bumps were all discussed but no action was taken at this time.

13. Volunteer Mussel Inspection program

Steve Gasperson explained that the Board would like to implement a supplemental mussel inspection program, and have volunteers get certified to be mussel inspectors to assist the staff in doing mussel inspections for owners. He explained that we will be having a class at Oak Shores to certify these volunteers and will be reaching out to the community seeking these people. Jeff Killion volunteered to be part of the program.

14. Update 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 staff will have an extensive engineering study done with recommendations for the scheduled roadwork.

15. Campground curve road failure update

Steve Gasperson reported about the road failure and the County's progress.

16. The meeting was adjourned at 11:50am.

APPROVED

DATE