



BOARD OF DIRECTORS
OPEN SESSION
MINUTES
Saturday, 10:00 am, at the Clubhouse
March 18, 2017

1. **The meeting was called to order at 10:02am.**
2. **Roll Call-** Bob Sutherland, Chris Qualls, Therese Harris, Rod Olguin, Randy Gillenwater were in attendance. Director Darryl Hall was absent
3. **SUMMARY OF EXECUTIVE SESSION-**
President Rod Olguin gave a brief summary of items discussed in Executive Session. Mark McMullen was announced as the New Board Director and is approved a signer for Oak Shores Community. Mark then took his seat as a Board Member.
4. **COMMITTEE REPORTS-**
Station 34 – Larry Munro reported that new Volunteer Fireman was in training.
Recreation – Janice Gillenwater reported on the Fireman’s Ball April 1, Easter Egg Hunt April 15th Please RSVP.
ARC – John Watkins reported lots of projects in process. Tree trimming is a concern if people are doing this on their own. ARC may want to consider requiring an Arborist inspection prior to trimming Oak Trees. Sydney Cain announced that she wants to withdraw her approval of the Manufactured Home coming into the Community.
Finance – John Eicholz reported on the reserves study and company that will be on-site. Private Marina and the 2016 Audit process, and our investments with UBS.
Fire Wise/Fire Safe – Bob Dietz reported on the Firewise Memorial Day BBQ fundraiser May 28th. Continuing to apply for grants through the Firesafe council. Working on grant monies for a possible Fire Break behind Pine Ridge & Oak Shores 2. April 22nd First aid/CPR class at Clubhouse, sponsored by Firewise. RSVP by April 2nd.
Private Marina – Bob Dietz reported Private Marina meeting Saturday April 8th. All slips in use now. General Manager will have staff pull all CF numbers on boats stored in Lot 11 asking them to be removed soon.
NRWMC – General Manager gave update from the Agenda provided by Bing Smith.
5. **MEETING MINUTES APPROVAL-**
Motion- Chris Qualls motioned to approve. Second-Randy Gillenwater
Vote- 5-0 Mark McMullen abstained.
6. **Member comment on published agenda items-**
Diane Kracun spoke about the Rules & Regulation changes and feels that the Rental fees are excessive. She also stated that Civil Code says that the new fees have to be fair and reasonable. Also, stated that homeowners will have trouble getting their homeowners policies to add Oak Shores as additionally insured. Mike Dobrotin spoke and said he rents his

home and his insurance company will not add Oak Shores as additionally insured. Susan Ash spoke and said we should either eliminate the rules or enforce the rules. She also would like the association to better enforce the Canopy and Dock rules in 2017.

7. **Board Goal Setting Meeting-**

The Board discussed the Goal setting meeting and the date was set for Weds March 29th at 6:00pm at the Clubhouse. Notice will be posted.

8. **Reserve expense approval-**

The Board discussed the approval of the General Manager expensing the Pool fence replacement and painting out of reserves.

*Motion-Randy Gillenwater Second- Bob Sutherland **Vote-6-0***

9. **Community Dock Replacement Bid/Spec-**

Motion- Randy Gillenwater motioned to send Bid & Spec out to bid

*Second- Therese Harris **Vote-6-0***

10. **Finance Committee Candidate-**

Motion- Bob Sutherland motioned to approve appointment of Mr. Michael Garner.

*Second- Chris Qualls **Vote- 6-0***

11. **Rules and Regulation-**

Motion- Therese Harris motioned to approve as written.

Second- Randy Gillenwater

Rod Olguin stated that he approved of the changes except for the changes to the Rental Rules.

Vote- 5-1

12. **Wheelchair Lift Up-date-**

General Manager showed new Lift design and went over new proposed location. General Manager asked for design and location approval, as well as the approval to hire JK Engineering to do the drawings and to submit for permit from the SLO County Building Department. Bob Sutherland had concerns with cost in 2017.

Motion- Randy Gillenwater motioned to approve *Second-Therese Harris*

Vote- 6-0

13. **Volunteer Mussel Inspection Program-**

General Manger gave up-date on the program and that we have filled the class scheduled for April 23, 2017. These Community Volunteers will help our Community Owners with their Mussel Inspections.

14. **Up-Date on obtaining bids for micro-seal coating the main road from Lynch Canyon Road to the Intersection of Oak Shores Drive and Lake View-**

General Manager gave report of meeting with Mid-Coast Geotechnical. Will have proposal soon on cost of report for roads, drainage, and slope issues.

15. **Campground Curve road failure up-date-** General Manager reported that SLO County hired Whitaker Road Construction. The road repair was done and it appears to be repaired and in good working condition.
16. **Management Report-** General Manager gave an update on the following topics.
- a. Getting Community ready for Summer Kick-off
 - b. Pool Opening Friday April 7th afternoon (heated)
 - c. Community Tree trimming thanks to Jeff Killion, Firewise, & Staff.
 - d. Oak Shores Main Sign Landscape improvement project. Thanks to Mark McMullen & Rec Committee.
 - e. New Landscaping project on hill behind pool with New Oak Shores Sign. Thanks to Logo's & Sandy Rice, Rec Committee, Mark McMullen and John Watkins.
 - f. Replacing bad pool fence sections and re-painting entire fence. Thank You to Alan Stringer.
 - g. Working on replacing barn style fence at main gate.
 - h. Cleaning up the Community. Enforcing CC&R rules. (painting-clean up-repairs)
 - i. 2017 Resident Vessel Program April 30th at clubhouse. See website for more information.
17. **Meeting Adjourned at 11:50am**

APPROVED

DATE