



**BOARD OF DIRECTORS**  
**OPEN SESSION**  
**MINUTES**

**Saturday, 10:00am, at the Clubhouse**  
**January 18, 2020**

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1. The meeting was called to order at 10:12 am.
  2. Rod Olguin, Mary Jo Del Campo, Virginia Miyamoto, Randy Feltman, Darryl Hall, Michele Lauffer, Kevin Libert and General Manager Stephanie Dayton were in attendance.
  3. **SUMMARY OF EXECUTIVE SESSION**  
President Rod Olguin gave a short summary of what was discussed in Executive Session. Rod gave a special presentation, presenting Randy Gillenwater with a framed Distinguished Service Award Proclamation and crystal award, to show the Board and Communities appreciation for his many years of service on the Board.
  4. **MEETING MINUTES APPROVAL**
    - a. Mary Jo Del Campo motioned to approve the Budget Workshop Open Session Meeting Minutes and the November 16, 2019 Open Session Minutes; Michele Lauffer seconded. The minutes were approved by a vote of 7/0.
  5. **COMMITTEE REPORTS**

**Station 34 – No report**

**Recreation** – Janice Gillenwater reported about the success of the New Years Eve Party and the Polar Plunge. The upcoming events are the Super Bowl Taco Party, Tom Sperbeck’s celebration of Life in Paso Robles, the Valentines Dinner event and the March 14<sup>th</sup> St. Patrick’s Day corn beef dinner. She also spoke about holding a NRWMAC Fundraiser dinner in March, and that the Easter Egg Hunt will be April 11<sup>th</sup> and the Fishing Derby will be May 9<sup>th</sup>.

**ARC** – Denise gave a detailed report about the ongoing projects and the community wide violation project that the Staff is conducting.

**Finance** - Mike Garner reported on the Finance discussions, including the purchase of new vehicles out of Reserves and the upcoming Audit.

**FireWise/Fire Safe** – Virginia Miyamoto announced that she has stepped down from the FireWise/Fire Safe Committees and Stephanie Dayton will be taking over. Russ Johnson has been approved as the lake wide Board representative.

**Private Marina** – Randy Gillenwater announced that all of the slips are in the water and no nesting is required at this time, and that the 2020 Private Slip assessment was just billed for the same amount at \$300 per slip.

**Newsletter** – Randy Feltman announced that the January edition of the Oak Leaves Newsletter is in the mail.
  6. **FINANCIAL REPORTS-**
    - a. **Receipt of the November 2019 financials**  
Rod Olguin acknowledged receipt of the November 2019 financials.

## 7. NEW BUSINESS-

- a. **Authorization to Lien** – The property owner with account #H0630 has been placed in collections for nonpayment of their assessments. Before Sunrise Assessment Services can proceed with the next step of Collections, the Board must authorize the recording of the Notice of Delinquent Assessment. *Michele Lauffer motioned to approve the recording of the Notice of Delinquent Assessment for H0630 by Sunrise Assessment Services; Darryl Hall seconded. Motion passed by a vote of 7/0.*
- b. **Annual Management funds transfer approval** - *Civil Code Section 5380 was amended in 2018, requiring that the Management office is not allowed to transfer without Board written approval, over \$10,000 or 5% of the Association’s combined accounts without prior Board approval. Therefore, the Board of Directors annually approves the Management office to make the **scheduled** transfers that are reflected in the 2020 approved budget, i.e. the quarterly reserve transfers, and inner bank transfers. Any un-budgeted transfers would require Board approval. Mary Jo Del Campo motioned to approve the Management office to make the **scheduled** transfers that are reflected in the 2020 approved budget, i.e. the quarterly reserve transfers, and inner bank transfers, with any un-budgeted transfers requiring Board approval, Darryl Hall seconded. Motion passed 7/0.*
- c. **Contract for Cordner Radios** – The vehicle radio system is due to be replaced this year out of Reserves. We are going to be replacing two trucks and need to coordinate this purchase with the purchase of these vehicles. The radio system has not been updated in 10 years and new technology warrants this upgrade to improve the Staff communications. *Virginia Miyamoto motioned to approve the contract for Cordner Radios to replace the entire radio system and install a new repeater for the total amount of \$13,858.50, Darryl Hall seconded. Motion passed by a vote of 7/0.*
- d. **Station 34 Lease Agreement** – Station 34 has drafted a revised Lease Agreement. The Board must approve or revise this agreement. *This agenda item was tabled, until negotiations are complete.*

## 8. OPEN FORUM

Cathy Wolfe posed a question about the proposed County Sewer rate increase and asked if there was information being sent out about it. Rod responded that we did just send out a bulletin to the Community and to look for that email.

## 9. Managers Report

General Manager Stephanie Dayton reminded owners that there are two Resident Vessel classes coming up in the next few months and encouraged owners to take the class, and also informed owners that Norcast/Digital West is cancelling all contracts in Oak Shores and would not be providing service after February.

## 10. ADJOURNMENT-