

Oakview Heights Homeowners Association
Board of Directors Meeting Minutes (Special Meeting)

Date: August 8, 2007

Time Started: 7:10 PM

Board of Directors Present:

David Cooney Yes

Jeanice Fanslow Yes

Carrie Pena Yes

Proof of Notice of Meeting or Waiver: See Attached

Reading of Minutes of Last Meeting Dated: July 29, 2007

Minutes of Last Meeting Approved DC: Yes JF: Yes CP: Yes

Reports of Officers: Treasurer's Report (see attached)

During the reading of the Treasurer's report, several members were concerned about the reasons for purchasing a printer. The director's explained that they cannot afford to personally front the cost of printing things for association business and that the printer/scanner/copier purchased is Association property and will be passed on to the new directors as they are elected. A similar concern was raised about the establishment of a web site. The directors explained that this would help existing members as well as new members, real estate agents, and escrow companies to get information about the association.

When the Treasurer was reading the preliminary budget analysis, several members voiced concerns over the prospect of raising the amount of the annual assessments. The directors assured the members present that the report was only preliminary and that they would discuss the matter with the members prior to making any decision. However, some members did not understand why they should have to contribute in advance for future road repairs when they might not be living in the community when the repairs are needed. The directors tried to explain that this is normal budgeting practice and that they need to pay now because they are contributing to the road wear that will necessitate the future repairs. Some members mentioned that previous directors and officers had done some of this kind of work in the past in order to save money but the directors do not know of any current volunteers to continue doing this.

Report of Committees: No reports heard

Unfinished Business:

The Directors authorized \$250 to repair the fence at the front entrance.

The Directors authorized up to \$800 to have the storm drain at the front entrance cleaned.

The Directors resolved to establish advisory committees for website design and rules and regulations.

The Directors resolved to suspend voting rights for lots that have assessments more than one year past due.

The Directors resolved that the Treasurer can transfer funds between OHHA accounts at the same bank by a phone transaction without the need for two signatures for amounts over \$100.

The Directors resolved to adopt the following forms: Variance Request Form, Variance Request Decision, Designated Voting Representative Form, Member Voting Proxy Form.

New Business:

The Directors approved an architectural request for Lot 32.

The Directors denied an architectural request for lot Lot 35.

The Ricaldes of Lot 35 had submitted a proposed amendment to the CC&Rs (Section 3.4.14). The Directors reviewed the amendment and disapproved the changed due to safety considerations. Michael Ricalde submitted a petition to the Board with sufficient signatures to require a member vote. The Directors discussed the reasons and Mr. Ricalde agreed to a modified amendment that will allow him to build a fence that suits his desired needs and also meets the safety concerns of the Board. It was decided to have a mail in ballot instead of a special meeting and some discussion was had about a Board member accompany Mr. Ricalde if he wanted to personally go around and collect signatures.

Adjournment at: 9:30 PM

David Cooney, Secretary / Vice President