

OAK PARK HOMEOWNERS' ASSOCIATION, INC.

Minutes of the Annual Meeting Of the Members June 5, 2007

Pursuant to proper notice to the members, the meeting of the Oak Park Homeowners' 2nd Annual Meeting was held at 7:00 p.m. on June 5, 2007 at the Bethany Lutheran Church. This meeting was held as called by the bylaws due to the first meeting on April 10, 2007 not making quorum.

The meeting was called to order at 7:08 p.m.. The introductions were made. In attendance were two directors: Bruce Hermes and Marilyn Simpson. and the members who signed the attached sign-in sheet. Scott Robuck was introduced as the moderator of the new Yahoo Group. He was going to record the meeting and provide a podcast of it. In attendance by proxy were those members who turned in proxies for the meeting. The proxies were determined by the proxies turned in at the first meeting, the proxies signed after the first meeting, and the proxies sent in from the notice of the second meeting. It was determined a quorum was present so therefore a business meeting could be held. Ms. Simpson declared a shorter meeting would be held on this evening. Therefore she called for any questions to be asked so they could direct attention to them immediately. Mr. Hermes showed the Proof of Notice to show the notice had been sent to every resident as declared by the bylaws. It was suggested to check into the cost of holding the meetings to see how much is spent when they do not make quorum and have a need to hold the second meeting.

Bruce Hermes and Marilyn Simpson both made extensive comments on the desperate need for help. Ms. Simpson requested anyone interested should sign up on the "Help Wanted" list. There will also be an email sign up. Each committee chairperson will get the list of emails for the volunteers so they can be in contact.

Chris Driggs gave the Activities Committee recap. The up and coming activities are the National Nite Out, the Fall Festival, and the Christmas Party.

There was much discussion on the parking. Zeke Salinas said they had come within two vehicles of getting extended parking zones this last year. Everyone needs to remember to sign up each time. There are problems at the end of the year.

A comment was made on the repetitiveness of the meeting. The Articles, the Bylaws and the CC&Rs are all conflicting. The Deed Restrictions quote 2/3 as being the quorum requirement.

There was a tree blown down and it is in the mowing contract. Brodie is being expanded. There will be no more easements behind the fences. The fence is ideally meant to keep people from walking through the area. The sounds are another consideration. Three distinct areas have three distinct needs. One resident wanted to know the Board isn't going to be taking on all the authority. This resident didn't want to make the decisions, but felt there should be a say in when the fences need repair. The hail damage is another issue. Sometimes the money has to be spent.

There should be some changes made in the restrictions. Ms. Simpson mentioned the benefit of not making it too easy to make changes. She did recommend, however, that perhaps the quorum requirement for the annual meeting be changed from 2/3s of the members present to 51% present. Attendance for the annual meeting usually doesn't make the 2/3s quorum required on the first try but rather on the second try, and this repetition is costly.

Mr. Gamble, Property Manager of Goodwin Management, stated there is \$55,000.00 in a money market account. The financials are in balance. The need to stay financially healthy are very real so all the money should not be used. The handout had the month of July inadvertently left out. Mr. Gamble discussed the budget projection for 2007.

A question was raised about vender contracts. The biggest one is Goodwin Management. There is also the large one dealing with maintenance of grounds and yards, and employing of lifeguards.

The discussion of Fair Housing came up. Discrimination is a privacy issue. Freedom of Information is taken request by request. The Association does not want anything to be construed as retaliation.

The question was raised as to when the audit will be complete. If there is a surplus of monies, is there a reason to raise the assessments. There is no way to know when there will be raises like postal raises. The activities now are being done on a shoestring. The monies have been better since Carol Wolfe resigned. There is no statutory level of how much the raise needs to be. There needs to be communication and everyone needs to know why there is being a raise.

One resident brought up the subject of awnings over the mailboxes. The mud and rain make it almost impossible for not only the residents to pick up their mail, but also for the mailman to deliver it.

An unofficial email group would be the best and most cost effective way of interchanging information and ideas.

There were three drawings. The first was for \$30.00 Home Depot card, the second was for a \$40.00 Home Depot card, and the third was for a \$50.00 Home Depot card.

The elections of officers came up next. Nominated from the floor were:

Zeke Salinas for the term ending in 2008

Chris Driggs for the term ending in 2010

Pam Monday for the term ending in 2008

Gayle Madole motioned to close the nominations. Libby English seconded the motion. The motion passed unanimously.

The residents asked the nominees to introduce themselves and tell a little about themselves. The secret ballot was then taken. After counting the votes, Mr. Gamble took the tallies up to the Board of Directors. The One year term officer will be Pam Monday (to replace Bruce Hermes, who submitted his resignation) and the three year term officer will be Chris Driggs.

Ms. Simpson thanked Mr. Hermes for all of his services to the community. She also asked him if he would consider still undertaking the responsibility of getting the newspaper out to the community, which he agreed to.

One resident wanted the attendees of the meeting to know there is a registered sex offender living in the neighborhood.

Dorothy Capek motioned to close the meeting. Lisa Putman seconded the motion. The motion passed unanimously.

There being no further business, the meeting was adjourned at 8:43 p.m.