

Minutes
Seven Oaks Community Center, Inc.
Board Meeting, October 11, 2011

Regular monthly meeting of the Seven Oaks Community Center board of directors was opened at 10:05 a.m. by President Richard Braun in Rooms 3&4 at the Center. Present: Mr. Braun, Vice President Earl Chinn, Secretary Elaine Jeter, Treasurer James Schwartz, Directors Valerie Schmitt, Dan Harmer and Joseph Corduan, Manager Jerry Coats, and a number of members. The pledge of allegiance was led by Earl Chinn.

Minutes: The minutes of the September 13, 2011 meeting were approved with there being questions about the exact number of tickets available for the Holiday Party on December 4. The Secretary recorded 225 as stated at the meeting; Mr. Coats has been given 230 tickets to sell, and at a recent meeting of the Activities Committee the number “260” was discussed.

Manager’s Report:

Landscaping: Estimates (\$22,000 to \$60,000) have far exceeded expectations, and though it was hoped to save money on our annual \$7,000 irrigation costs; these costs just don’t add up. Mr. Coats now believes that we should simply restore the area in front of the auditorium to its pre-water-leak condition. Mr. Braun commented that expending such large sums on the landscaping would mean having to abandon other important projects such our locker room improvements. Motion: Mrs. Jeter, seconded by Mrs. Schmitt, moved that we proceed with a more minimal approach by restoring the landscaping, and concentrate instead on locker-room refurbishing. Motion carried.

Recycled Water: Member Mario Zanelli suggested that use of recycled water might be a possible way to reduce irrigation costs. Jerry Coats will make inquiries.

Lighting: Mr. Coats reported that he has arranged to have low-voltage lighting placed along our walkways and on the south parking-lot fence. Total costs will be about \$2,000, within budget. This lighting should increase safety for our members.

Assessments are still coming into the office. Mr. Coats reminded members that these will be delinquent as of November 1st.

Parking Lot Resurfacing: Two bids have been received for this work; it includes our bridge in back, and addition of 2 “disabled” spaces. Mr. Coats asked the board members to email questions and their approvals after seeing the bids, so that work may proceed.

US Bank CD: This CD matured at the end of September; the money has been moved into a money-market account at U.S. Bank. Mrs. Schmitt suggested contacting Silvergate Bank, which she believes may offer more attractive CD rates.

New Employee: Linda Back is now working part-time in the office.

Request for documents: A member request was received September 30 for a number of documents. The manager is following up; a number of these documents may not be available because of attorney-client privilege.

Treasurer’s Report: Mr. Schwartz reported that year-end (September 30) showed we had spent a total of about \$475,000, which was about \$15,000 under the 2010/11 budget.

Activities Liaison: Mrs. Schmitt reported that the Fall Festival went well; attendance was down slightly due to competing activities. The Holiday Party (December 4) now has tickets for sale in the office at \$10.00 per ticket. A meal will be served, and there will be entertainment. The doors will open at 5 p.m. She encouraged board members to attend this event. Regarding the 50th anniversary (November 2012), a decision is needed on production of a photographic directory and history. Jerry Coats reported that the questionnaire submitted with the S.O.N. had a number of replies, split about 50/50 on this question. Mrs. Schmitt moved that the directory for this anniversary be included in plans; seconded by Mr. Chinn and Mr. Schwartz. Motion carried.

Mr. Braun then noted that as of February of 2012, Jerry Coats will have a 10-year anniversary of his taking the position of Manager. The Activities Committee will host a reception in late February on a Sunday p.m. Refreshments will be served.

Architectural Liaison: Mr. Harmer reported a busy month. Jack Lewis has resigned as chairman. The board appointed Bill Spencer to replace him. This action was taken in a closed session by the board. Anna Trunnell also resigned. At the request of the new Chairman, the board approved 2 new committee members, Gerie Vellios and Regina Neves, by unanimous electronic vote. Mr. Harmer reported that there were 22 modification requests this month; all were approved. Old complaints are being reviewed; some back as far as August of 2010 that did not have final resolutions recorded. There were 14 new complaints.

Old Business:

Mediation: Mr. Chinn reported that both defendants have completed their agreed actions under the mediation agreement, but that the plaintiff has not yet complied with the agreement that was signed. It is not known where this may lead.

Ballots on Proposed Amendments: Mrs. Jeter reported that we have over 600 votes in to date, and encouraged those with questions to ask board members for answers if they need assistance.

New Business:

Newsletter Committee: Mr. Braun has appointed Mrs. Schmitt to chair a committee to look into the S.O.N. This was in response to learning that we are now being charged \$.25 per copy for delivery. Content, frequency, etc. is open to examination by the committee. Motion for approval (Jeter, second by Harmer) carried with Mrs. Schmitt abstaining.

Nominating Committee: Mr. Braun has appointed Mr. Chinn, to chair the Nominating Committee. Motion for approval (Harmer, second by Schmitt) carried with Chinn abstaining.

Member Input: *Tom Ferriolo* had a question about proposed amendments; *Helene Johnson* asked about access to minutes prior to approval; her problem with the showers has been repaired. *Mario Zanelli* made comments about some anonymous flyers that have been circulated.

Respectfully submitted,

M. Elaine Jeter, Secretary