

**Minutes**  
**Seven Oaks Community Center, Inc.**  
**Board Meeting, March 8, 2011**

Regular monthly meeting of the Seven Oaks Community Center board of directors was opened at 10:00 a.m. by President Glen Vaughan in Rooms 3&4 of the Center. The Pledge of Allegiance was led by Mr. Vaughan. Present, Mr. Vaughan, Vice-President Earl Chinn, Secretary Elaine Jeter, Directors Linda Lambson, Joni Hoffman, and Charles Williams, Manager Jerry Coats, and a few members. Excused: Treasurer Richard Braun

**Minutes** of the February 8, 2011, meeting were approved as read.

**Manager's Report:** Mr. Coats reported that we have purchased a “**golf-driving net**”; there appears to be interest in this activity. He expects it will be installed tomorrow (Mar. 9) in our south lawn area.

The **ballots for directors for the 2011-2012 term** are currently being counted and certified in the auditorium with Inspector of Elections Sal Giafaglione leading volunteers from the Kiwanis Club of Poway. Results will be announced at the annual meeting this afternoon.

Batten Accountancy firm is currently doing our **annual audit**; this is earlier than usual, but will assist our tax accountant by making adjustments prior to (rather than after) preparation of our tax returns. Mr. Coats expects to continue this timing in coming years.

**Treasurer's Report:** Due to the absence of Mr. Braun, Mr. Coats reviewed the financial statements. We are currently about \$783 over our spending budget for the current year. Reserves are holding steady; the insurance company paid approximately \$1700 for damage from our water-line break last October. Bids are being sought for over-all plans for replacement of landscaping, including the area damaged by the October incident.

**Activities Liaison:** Mrs. Hoffman reported that a “newcomers’ luncheon is being planned for April 9<sup>th</sup>; it is planned to include new residents for the past 2 years. An ice cream social is being planned for sometime in June; possible entertainment may be a dance group. Mr. Chinn then announced that on April 15<sup>th</sup>, at 2 p.m., he is making arrangements for a guest who will present a program on the “History of Rancho Bernardo.”

**Architectural Committee Liaison:** Dr. Williams reported that the A.C. has received 2 requests for modifications; 6 letters were sent out; 4 issues were closed. He noted good participation by committee members.

**Unfinished Business:**

Mr. Vaughan reported that the pending **mediation** has been set for March 28, 2011, at 3:00 p.m. in the downtown office of the complainant’s attorney. Mr. Coats will seek a more convenient

time and place. Our attorney, Mr. Joel Kriger, has asked that one or more board members be present. All three parties concerned in the issue will take part in this mediation.

**New Business:**

**CC&Rs, #39 (parking, garages):** Mr. Vaughan reported that the attorney says we can enforce this restriction. A.C. Chm. Jack Lewis had asked for some assistance in this area. The real question appears to be what constitutes a “commercial vehicle”. The board consensus was that Mr. Lewis is doing it the right way.

**Annotation of Bylaws:** Mr. Vaughan had sent an inquiry to Atty. Kriger asking for a quotation on annotation of our Bylaws so that we would have guidance when our Bylaws have been superseded by law or case law. Mr. Kriger’s estimate was “no more than \$2000” with time charged hourly. Mr. Vaughan expressed his belief that this could be done for about \$650 (2 hours of attorney-time). He then moved, with Dr. Williams seconding, that this bylaw annotation be approved by the board. Motion passed, with 5 members voting in favor, and Mrs. Jeter abstaining because of her concern spending on legal costs is already considerably over the budget.

Mr. Vaughan, seconded by Dr. Williams, then moved that an annual budget item for annually updating attorney’s annotations on our CC&Rs and Bylaws be included on all future budgets. Mr. Chinn, seconded by Mrs. Jeter, moved that the motion be amended to state that this is a “recommendation”, not a requirement, for the new board of directors. The vote on the amendment was 5 in favor, with Mr. Vaughan voting against. The motion, as amended, was then passed.

**Announcements and Member Input:** Mr. Vaughan then announced that the accomplishments by the 2010-2011 board will be cited at the general membership meeting, 2:00 p.m. this afternoon in the auditorium.

Member **Mario Zanelli** asked about the mediation costs; the board does not yet have an estimate on this cost.

**Adjournment** was at 10:30 a.m. The next regularly scheduled meeting of the board of directors will be at 10:00 a.m. on Tuesday, April 12, 2011.

Respectfully submitted,

M. Elaine Jeter, Secretary