

Minutes
Seven Oaks Community Center, Inc.
Board Meeting, July 12, 2011

Regular monthly meeting of the Seven Oaks Community Center board of directors was opened at 10:00 a.m. by President Richard Braun in Rooms 3&4 of the Center. The Pledge of Allegiance was led by member Fritz Woeller. Present: Mr. Braun, Vice-President Earl Chinn, Secretary Elaine Jeter, Treasurer James Schwartz, Directors Valerie Schmitt and Dan Harmer, Manager Jerry Coats, and a number of members. Excused, Director Joseph Corduan, on vacation.

Minutes: The minutes of the June 14, 2011, meeting were approved as read.

Manager's Report:

Landscaping: Jerry Coats reported that he has 2 bids on the landscaping, from Maxcape and J. Vitale. They vary widely, from about \$24,000 to over \$60,000. Scott Lawn has said they will submit a bid today. The problem appears to be varying interpretations of the plan submitted by the landscape architect, and Jerry will meet with these bidders to clarify what we expect.

Ballot on proposed amendments: The ballots and proposed amendments will be mailed on July 13th. It was also reported that a request had been received from member Glen Vaughan to publish an "opposing view" in the upcoming newsletter; this will be granted in accordance with California Civil Code §1363.03. The inspector of elections has been selected.

Mr. Coats will be taking vacation from July 28 through August 5. Staff member Don Cochenour has been ill and hospitalized for diagnosis. Nancy Hylbert is filling in during Don's absence.

Treasurer's Report: James Schwartz reported that we are currently \$12,000 under budget; this money is expected to be spent on the landscaping. He submitted a proposed budget for 2011/12. Mr. Schwartz, seconded by Mr. Chinn moved that this proposed budget be approved, pending the board's decision in closed session regarding staff salaries. Motion carried.

Activities Liaison: Valerie Schmitt reported that the *Ice Cream Social* (June 25) had over 150 people in attendance, the entertainment was appreciated by the attendees. The committee has turned over the planning for the *Fall Festival* to Joni Hoffman, who will manage this affair.

Regarding the proposed *Holiday Party*, now set for early December, a question arose about whether Boy Scout Troop 680, as volunteers, may serve the dinner; the boys are age 11 to 14, and will be closely supervised and limited to the area where they are serving. After considerable discussion, Mrs. Jeter, seconded by Mr. Schwartz, moved that this discussion be tabled until our next meeting, when more information should be available. Motion to table was passed.

Mrs. Schmitt then asked to make her report on the *Swim & Tennis pool privileges* out of order. She reported that they attended a meeting of their Board of Directors and presented our request that pool privileges for underage visitors, paying a fee, be restored. The request was denied; Swim & Tennis has closed its pool to all groups.

Architectural Committee Liaison: Dan Harmer reported that they had a brief meeting on July 6th. Sharon Varner, new committee member, was assigned to work on underage complaints. 21 modifications were requested, including painting, fencing, landscaping, new doors, and satellite antenna. There were 18 complaints; the city has been notified of the landscaping problems on Pomerado Road; new owners are arriving (escrow having been completed) for some of the vacant homes with landscaping problems; one tree-complaint author is away for 6 months, and another tree-owner is very ill. A parking problem was referred to the San Diego police. The home with a filthy pool has just closed escrow and the problem is expected to be solved by the new owners.

Mr. Coats reminded the group that underage issues are governed by a complex law. He suggested that Atty. Kriger be asked to explain these laws to a combined meeting of board and Architectural Committee. The suggestion was that it be here at Seven Oaks Center rather than in Mr. Kriger's La Mesa office, and that we pay for his travel-time. He also suggested that perhaps we might invite boards from nearby Associations with age-restrictions to attend, and possibly they might help to defray our costs above the hour that we are entitled to in our agreement with Mr. Kriger. Consensus of the board was to proceed with this suggestion.

Old Business: Earl Chinn reported that the *mediation* is still not final.

New Business: Mr. Coats noted that the *abstracted board minutes* published in the newsletter is difficult. Mr. Harmer, second by Mrs. Schmitt moved that an announcement that "the minutes are posted at the center, published on the internet website, and available by request from the office" should be in the newsletter in future issues rather than the abstracted minutes. Motion carried.

Thin Seekers: Mr. Chinn announced that "Thin Seekers" will meet in Room 1 at 10:00 a.m. on the 1st and 3rd Mondays each month. Interested members are invited.

Member Input: Member Tom Ferriolo reported that he has observed problems with the Jacuzzi; these included not showering, wearing band-aids in the pool, and even presence of alcoholic beverages. He also suggested that some of our water costs might be ameliorated by putting controls on the shower-heads in the locker rooms.

Adjournment was at 11:03 a.m., followed by an executive session for staff salary budget approvals, for committee membership, and for setting closed sessions to hear 2 appeals. Next meeting of the board will be on Tuesday, August 9, 2011, in Rooms 3&4 at the Center.

Respectfully submitted,

M. Elaine Jeter, Secretary