

**THOUSAND OAKS CONDOMINIUM
MEETING OF JUNE 7, 2017**

Members present:

Eugene Phelps, President
William Johnson, Vice President
Linda Davis, Treasurer
Mary Ellen Ottman, secretary
Marion Dickerman, Member at Large

Members absent: None

Others in attendance: Renny Yacek and Cynthia Fratantuono from Atlantic Community Management and owners Norris Williams, Joann Williams, Geri Madden, Sherry Delong and Jean Wells. John Rose was also present.

Open discussion: Attendees who were present and not on the board were given the opportunity to bring forth issues of importance to them. No one had any issues to discuss.

Call to order: Mr. Phelps called the meeting to order at 7:05 PM.

Treasurer's report: We have \$11163.47 in our checking accounts; and we have \$24,883.26 in our reserve savings. At this time, we are about \$4,000 under budget.

Meeting minutes from March 10, 2017 It was moved and seconded that these minutes be approved as presented. Approval was unanimous

Manager's property report:

Ms. Fratantuono inspected our grounds and has compiled a list of units that need to have screens replaced. She noted that there is an oak tree in front of building 12 that appears to be dead; and there are some places where the grass needs more attention.

Other than that, the property looks good. Board members have not yet seen this report, so these issues will be addressed after the board has a chance to go through it.

Bicycle area: We have 18 bikes on our rack with only 11 labeled. A letter was sent out to everyone from management asking them to tag their bikes within 30 days or they would be given away. All board members agreed that the letter should be enforced. A motion was also unanimously passed stating that the bike situation will be observed on a yearly basis. Unclaimed bikes will be removed after a 30 day warning notice as we are currently doing.

Pool cleaning: Mr. Phelps reported that the pool and screens have been cleaned and are ready for Summer.

Future projects: The following projects were unanimously approved when funds become available: Updating the pool bathrooms, resodding the lawn area between buildings 3 and 4, cleaning up the dead tree stump, replacing and repositioning the sprinkler heads as needed (\$5,000), add stones to the entrances of all garbage surrounds, and remove the large tree in front of building 12 (\$2500). A long discussion took place about the moss that is killing some of our oaks. The gardening experts in our community will determine what should be done.

Tightening renter rules: The board is requesting that our lawyer suggest a rewrite of our renter rules to more specifically define visitors and occupants.

Other board member concerns: None.

The meeting was adjourned at 7:55 PM.