

WHITTIER OAKS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
MARCH 10, 2008, 7:00P.M.
CARRIAGE HOMES CLUBHOUSE

BOARD MEMBER PRESENT:

Dominick Peri
Pat Levis
Melissa Heller
Carol St. Aubin
Ron Kent

BOARD MEMBERS ABSENT:

Kevin Burger (out of town)

The meeting was initiated at the gatehouse of Whittier Oaks at 7:00 p.m. The Board discussed the style of the gate and the installation of the pavers instead of repairing the asphalt. It was decided that pavers would be installed 7.5 feet in front of the gate and 7.5 feet on the inside of the gate. We will set up an appointment with U.S. Brick to meet with us and discuss style and color.

Several homeowners were present and questioned the installation of the gate at this time instead of the removal of the gate. The Board explained, again, that a survey had been sent out and the large majority of the homeowners who responded were in favor of keeping the gate. It would also require a membership vote to remove the gate since it is part of the community and the complete removal would require the members to approve the change to the common elements.

The second phase of the meeting at Carriage Homes Clubhouse was called to order at 7:45 p.m.

Melissa made a motion to approve the minutes of the Annual Meeting. Ron seconded the motion and all approved.

Ron made a motion to approve the minutes of the February 20th meeting as amended. Carol seconded the motion and all approved.

We will speak to U.S. Brick about the installation of a median curb between the two entrance lanes and the repair of the entrance header when we meet with him.

Carol made a motion to hire U.S. Brick and Block to install the pavers in the entrance to the community by the gatehouse and the gates. Melissa seconded the motion and all approved.

Melissa made a motion to use the paving reserves to fund the expense of installing the pavers at the entrance. Carol seconded the motion and all approved.

Carol made a motion to appoint Linda McConville as chairman of the ACB and Scott Ofstein as a member of the committee. The Board approved the appointments.

We will need to appoint one more member to the ACB Board.

The appointment of a new Board member was discussed. Dominick read an e-mail sent to him by Mark Harris stating that he would like to participate as a Board Member. He further said that he had been in the community for a long time and would like to serve.

Pat made a motion to appoint Mark Harris to the open position on the Board. Melissa seconded the motion and all approved.

At this time, the expenses for the gate/entrance improvement are:

\$2,945.00	Painting of fences
23,486.00	Gate replacement
1,940.00	Remove the track in the median
1,000.00	Lighting
1,000.00	Median curb
1,000.00	Miscellaneous expense
816.00	Gate attendant to direct traffic.

A special assessment meeting will be held at the April Board Meeting to assess the community members for the funding of the gate/entrance improvements.

The Board decided to hold the Board meetings for the community at Carriage Homes Clubhouse through the May Meeting. If we don't get more participation since the meeting place is convenient, the meeting will be held at a city facility when available.

Cindy and Carol will meet with Nancy to discuss the removal of the brown grass at the entrance. It appears that if it is removed, the other plants already in place will be sufficient for now. If not, we will ask Nancy for inexpensive filler.

Ron Kent is going to head a committee to get the e-mail addresses for each member of the community and also put together a quarterly newsletter.

The meeting was adjourned at 8:50 p.m.