

# Oakmore Homes Association Board Meeting

## Minutes

September 30, 2019

Present: Joseph Dashiell, Russell Schleske, Mayo Yu, Julie Kirgis, Lawrence Lohr and Matt Weisman

Call to order at 7:06 pm.

June minutes approved with corrections to Russell's last name (spelled Schleske) and note that the 2029 date refers to the next time the members may vote to remove restricted covenants.

### Old Business

Reports by committee chairs and officers

- Park Blvd road diet
  - Our understanding was that this has been tabled by the City for now
  - This has come up again via an email from Mary in Trestle Glen on the Oakmore list sharing an email she sent to the City regarding implementing the road diet without notification or input from the community
  - Mary didn't include a source for her comments
  - Julie emailed Mary and Lou in our representative Sheng Thao's office but has not heard back yet
  - The OHA position is that we need to be kept informed and participate in the discussion
  - We can't take a position until we know more about what's happening
- Oakmore emergency exit plan
  - Joseph and Lita Krowech have been working on this
  - They have met with the new fire marshall, Orlando Areola
    - Mr. Areola is brand new
    - He says that the City has no emergency exit plan protocols
    - He will work on one, which will not be up and running until next year
    - He is reaching out to other communities in the Bay Area who are further along in this endeavor
    - Joseph and Lita will stay in touch with him
    - He suggested checking with Berkeley since they have a good plan in place already
    - Matt, Lita and Joseph will work to develop a draft plan for us
    - Lita and Joseph developed a draft plan that we could put on our web site - a check list to consider

- We can add links to other sites that have good resources
  - Oakland emergency police number is 510-777-3211
- OHA bylaws update
  - Joseph consulted Jennifer Bell, an attorney who works in real estate law with Goldfarb and Lippman in Oakland
  - The entity has remained unchanged since 1926 but the bylaws and CC&Rs have changed
  - We have 235 members (supposedly - there are a dozen or so that need checking)
  - Section 7.1 of the CC&R says that we cannot vote to dissolve until 2029
    - This is not changeable
    - We need 75% of members to vote to dissolve
  - We can change the bylaws with 66% vote, but we can't change the CC&Rs
- Treasurer's report - Russell Creighton is away but shared with Joseph
  - As of August 31 our balance was \$10,688.11
  - See report in Google documents

## New Business

- Draft members' ballot with proposed changes to bylaws
  - Matt drafted changes based on last year's annual meeting recommendations
  - Joseph will get comments from non-board members
  - The changes will allow for electronic participation for those who want it
  - The changes will allow for a smaller quorum for the annual meeting (25% instead of 50%)
  - Julie will create a Google form to gather permission for electronic participation and share it with the board for edits
- Unpaid dues and how to manage them
  - What would it cost for us to follow up on delinquent dues?
  - How should we proceed regarding delinquent dues?
  - If we put a lien on the properties who owe, we can expect them to also pay legal fees
- Annual meeting - proposed for December 4, 2019
  - We will ask for RSVP to the meeting with the ballot
  - We will plan to meet at Rocky's
- Sidewalk gardens
  - Joseph asked the local businesses if they would help pay for the maintenance
  - Scott Holbrook agreed to contribute
- New neighbors - we should bring Oakmore books to new OHA neighbors
  - Joseph can go to the demand records to find out who needs one

Meeting adjourned at 8:20 pm.

Respectfully submitted by Julie Kirgis