

[NOT FINAL UNTIL APPROVED AT THE NEXT BOARD MEETING]

SPECIAL BOARD OF DIRECTORS MEETING

November 1, 2017

The Special Board of Directors Meeting of the Oaks North Marbella Homeowners Association was held on Wednesday, November 1, 2017 at the Oaks North Community Center at 1:00 p.m. for the purpose of counting the election ballots. It was determined that a quorum was present and the meeting was called to order by President, Gordon Stables at 1:00 p.m.

Directors present: Gordon Stables, Larry Allen, and Abdy Salimi.

Also present: Karen Wiley, and Wendy DeVuyst (Recording Secretary).

COUNTING OF BALLOTS

A. Wendy DeVuyst, the Inspector of Election, assisted by Karen Wiley, counted the 99 ballots received. Abdy Salimi and Larry Scarpa were elected to the Board for the next two years. Larry Allen received one write in vote.

With no further business to be brought before the Board, the meeting adjourned at 1:30 p.m.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

ANNUAL MEETING OF MEMBERS

November 1, 2017

The Annual Meeting of Members of the Oaks North Marbella Homeowners Association was held on Wednesday, November 1, 2017 at the Oaks North Community Center, pursuant to the notice thereof sent to all members.

It was determined that a quorum of owners was present, with the receipt of 99 ballots.

The meeting was called to order by the President, Gordon Stables at 2:00 p.m.

Directors present: Gordon Stables, Larry Allen, and Abdy Salimi.

Also present: Karen Wiley, Larry Scarpa, Maurice Nahum, Dina Martinez, and Wendy DeVuyst (Recording Secretary).

PRESIDENT'S REMARKS – Gordon Stables

Mr. Stables welcomed the members and thanked them for coming. Since our last meeting November we have welcomed dozens of new homeowners. I would also like to thank our board members for their service this past year.

I would like to thank the following for their tireless contributions: Karen Wiley, for welcoming new neighbors into Marbella; Frank Roberts for his tireless work on the landscaping committee and resolving residents issues by working with our landscape contractor Bright View; Fred Hamblin, for keeping us in the black on our finances; Abdy Salimi for taking on our finance responsibilities with Fred's moving on to a new home; Larry Allen for his role as vice president, providing sage advice and running board meetings in my absence; Wendy DeVuyst, for keeping us on track and recording all of our meeting reports; and Karen Wiley, for handling the Architectural Review Committee.

Finally, I'd like to thank Roland Kramer for keeping our entry lights lit and saving Marbella's electrical bills by installing LED lighting in our monument entry way for decorating our entry way for the holidays.

FINANCIAL REPORT – Abdy Salimi

The financial statement ending 9/30/17 was provided for the members present and reviewed. The 2018 budget was sent out showing increases in water and landscape contract, but there was no increase in the quarterly assessment.

MAINTENANCE REPORT – Larry Allen

Frank Roberts was unable to be here. The Board is in the process of interviewing contractors to take over the landscape maintenance of the Common Areas. We are not pleased with the current work being done by BrightView. We are also getting bids for tree trimming work on all trees.

ELECTION RESULTS ... Wendy DeVuyst

A. A total of 99 ballots were received. Abdy Salimi and Larry Scarpa were elected to the Board for the next two years, along with Larry Allen

QUESTIONS AND ANSWERS – None.

COMMENTS

The Board is working to put all the documents into the cloud so that it is easily accessible for all the Board members. We use the website for the Oaks North Community Center.

With no further business to be brought before the members, the meeting adjourned at 2:15 p.m.

Respectfully submitted,

Wendy DeVuyst, Recording Secretary

ORGANIZATIONAL BOARD OF DIRECTORS MEETING
November 1, 2017

The Organizational Board of Directors Meeting of the Oaks North Marbella Homeowners Association was held on Wednesday, November 1, 2017 at the Oaks North Community Center, immediately following the Annual Meeting. It was determined that a quorum was present and the meeting was called to order by the Acting President, Gordon Stables at 2:16 p.m.

Directors present: Gordon Stables, Abdy Salimi, Larry Allen, and Larry Scarpa.

Also present: Wendy DeVuyst (Recording Secretary).

ELECTION OF OFFICERS

A. A motion was duly made by and seconded by to elect the following officers:

President Gordon Stables
Vice President Larry Allen
Treasurer Abdy Salimi
Secretary/Landscaping..... Larry Scarpa

Motion carried.

NEW BUSINESS

A. **Approve Electronic Consent Form for Emergency Matters**

In accordance with State law, the Board has to unanimously vote and sign this form to allow them to use email to approve emergency work. A motion was duly made by and seconded to approve this form. Motion carried unanimously.

B. **Approve Bid for Audit Report/Tax Preparation Work** – We have a bid from the firm of A.M. Owens to do the annual audit and tax preparation work for a fee of \$1510. Last year we paid \$1450 for this work. A motion was duly made by Larry Allen and seconded by Abdy Salimi to approve the bid of \$1510 for the audit and tax work. Motion carried.

C. **Meeting Schedule for November and December** – There will be no November Board meeting. The next meeting will be on December 18, 2017.

D. Discussion on getting landscape maintenance bids.

With no further business to be brought before the Board, the meeting adjourned at 2:45 p.m.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

NEXT BOARD MEETING: **Monday, December 18, 2016 at 9 a.m.**