



# The Oaks Community Association

5607 Jackson Valley Road • Lone, CA 95640-9629

Phone 209-274-6056 Fax 209-274-6058

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## Agenda - Board of Directors – OPEN SESSION

Wednesday May 14, 2025 - 6:00 pm

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call of Directors
- D. Reading of Meeting Rules
- E. Open Forum
- F. Results of Executive Meeting
  - a. 5/14/2025 Executive Meeting
  - b. 5/14/2025 Executive Meeting Hearings and Violations
- G. Approval of Minutes:
  - a. 4/9/2025 Open Meeting Minutes
- H. Treasurer's Report
  - a. Discussion & Possible Action – April 2025 Budget Exception Report
  - b. Acceptance of Financial Statements for April 2025
  - c. Discussion & Possible Action – 2026 Reserve Study
- I. Design Review
  - a. Lot 097
  - b. Lot 060
  - c. Lot 198
- J. Communications
  - a. Discussion & Possible Action– Susan Earn CFAM- Certified Financial Association Manager
- K. Discussion & Possible Action—Maintenance/Landscaping of equipment on corners of lot 148, 151 and 147.
- L. Project Updates
  - a. Discussion & Possible Action –IT Network/Camera Committee Update
  - b. Discussion & Possible Action—Drainage Ditch/ Spray Field Bid
  - c. Discussion & Possible Action—ADA Compliance- Ramp for Fish Pond and Bus Stop Gazebos
- M. Discussion & Possible Action— New Bus Stop Parking Bid
- N. Discussion & Possible Action- Perimeter Fencing
- O. Committee Update
  - a. Discussion & Possible Action – Solar Committee
    - i. Billing Update
  - b. Discussion & Possible Action –Social Committee
  - c. Discussion & Possible Action –2026 Budget Committee
  - d. Discussion & Possible Action –Governing Documents Committee



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- P. Future Agenda Items: This item is to Provide Board Members with an Opportunity to Request Items to be Placed on Future Agendas. Not an action item.
- Q. Adjourn Meeting

**Open Forum Rules:** During the open forum, each attendee may address the board for up to 5 minutes. A director or manager may briefly respond to statements made or questions asked. Speakers must observe rules of decorum and not engage in obscene gestures, shouting, profanity, or other disruptive behavior. If the speaker is in the middle of a sentence when the time is called, he/she may finish their thought before sitting down. The time guidelines ensure that others will have an opportunity to speak. Speakers may not allow their time to others. All persons must follow meeting rules. \*

\*Meeting Rules: As provided in the "Open Meeting Act," members may observe the meeting but do not have the right to participate in the Board's deliberations or votes. Members may address issues during the open forum portion of the meeting. If attendees become disruptive, they may be expelled from the meeting, and the Sheriff called. Recording Meetings: Regular Meetings of the Board of Directors are recorded for record-keeping purposes. The meetings are not a public meeting, and any recording of the meeting must be approved by the board beforehand.