



# The Oaks Community Association

5607 Jackson Valley Road • Lone, CA 95640-9629

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

GM@theoaksione.com

## Meeting Minutes –Open Session Meeting

Wednesday, July 9, 2025

- A. Meeting Called to Order at 6:05pm by Board of Directors Vice President S. Brown
- B. Directors Present: G. Pezzi, B. Wyatt, D. Gomez, B. Cammarota, S. Brown. A. Tirapelli was present via telephone. A. Hutson has submitted her letter of resignation. Also present was GM S. Cook
- C. Board President, A. Hutson, submitted a letter of Resignation for her position as a Director on The Oaks Community Association Board of Directors. The Board thanks A. Hutson for her years of service for the community. B. Cammarota volunteered and was appointed to replace A. Hutson on the Governing Docs Committee.
- D. S. Brown nominated G. Pezzi to fill the President position vacated by A. Hutson's resignation from the Board of Directors. G. Pezzi accepted the nomination. There are no other nominations. B. Cammarota motioned to appoint G. Pezzi as the New President of The Oaks Community Association Board of Directors. Motion passed 6-0-0-0 with 1 vacant seat. The Board welcomes G. Pezzi as President.
- E. S. Brown motioned to remove A. Hutson and add G. Pezzi to the Banking Signature cards. B. Cammarota seconded the motion. Motion passed 6-0-0-0 with 1 vacant seat.
- F. The Board President instructed the General Manager, S. Cook to post to fill the Director position for the term 2024/2025 left vacant by A. Hutson.
- G. Open Forum:
  - a. Member wants to paint house- Referred to Design Review.
  - b. Member wants notification of when the sheriff has been in the community on a call. - Noted that the member can refer to the sheriff call log on their own time.
  - c. Member noted they want notification of when the gate will be left open over night. It was assured that the gate is not left open overnight unless it is broken. One can assume that if the gate is open over night that it is broken.
  - d. Member complaint regarding Dogs barking "excessively" 1-2 hours consistent but not after 10pm. Location was identified.
- H. Results of Executive Meetings.
  - a. 7/9/25 Executive Minutes- Approved both 6/11/25 Executive Minutes and the 6/11/25 Executive Suspension and Violation Hearing Minutes.
  - b. 7/9/25 Executive Suspension and Violation Hearings. Approved the Violations
- I. S. Brown Motioned to approve the 6/11/2025 Regular Meeting Minutes. B. Cammarota seconded the motion. Motion passed 6-0-0-0 with 1 vacant seat.



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## J. Treasurer's Report

- a. June 2025 Budget Exception Report- No Questions – No Action
- b. June 2025 Financial Statements- B. Cammarota motioned to accept the June 2025 Financial Statements as presented. S. Brown seconded the motion. Motion passed 6-0-0-0 with 1 vacant seat.
- c. 2025 Mid Year Budget Review. There is approximately \$56,249 underspent for the year. S. Brown motioned to increase the Community Projects by \$2,000 and add the rest to the Reserves to pay toward “borrowed” balance. B. Cammarota seconded the motion. Motion passed 6-0-0-0 with 1 vacant seat.
- d. 2026 Budget: S. Brown motioned to approve the 2026 Budget, with the General Assessment increase to \$240, Sewer and Variable Utility Assessment to \$60, and increase the RV lot space rental to \$40 for everyone.. D. Gomez seconded the motion. Motion passed 6-0-0-0 with 1 vacant seat.

## K. Communications:

- a. Solar Evaluation: for the billing period 5/9 to 6/9/2025 solar production was 230123kwh, and the community usage was 219426, resulting in a cumulative solar credit (since going live February) of 258316kwh  
No action was needed.

## L. Design Review:

- a. S. Brown motioned to approve design review for lot 198 as presented. D. Gomez seconded the motion. Motion passed 6-0-0-0 with 1 vacant seat.

M. New Law AB130 makes changes to fines for violations. It appears that we are already withing the guidelines. Board President authorized General Manager S. Cook to contact the attorney to confirm. No action was needed

N. Member Complaint- Discussed during open forum- No action needed

## O. 2025 Project Update.

- a. Road Work is scheduled for 7/14-15/2025 and this includes the creation of the 4 new parking spaces by the bus stop.
- b. Dog Park Gazebo and Paving the entrance is also complete.  
No Action is required

P. Report on Pool/Spa Fill Float.- Fill Float has not been working for a long time. Chris did fix it this month. No Action is required.

Q. Case Tractor Repairs: S. Brown motioned to approve the quote for \$2191.18 to repair the Case Tractor. B. Cammarota seconded the motion. Motion passed 6-0-0-0 with 1 vacant seat.





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- R. Removal/Replacement of Pond Dock: S. Brown motioned to remove and at the moment not replace the unsafe pond dock. B. Cammarota seconded the motion. Motion passed 6-0-0 with 1 vacant seat.
- S. Stocking Fishing Pond: The Board President instructed General Manager S. Cook to bring a quote to stock the fishing pond same as last year.
- T. New Front Signs: After review of various options and discussion, The Board President instructed the General Manager, S. Cook to bring quotes for 2 options. 1. Letters to go across the front brick wall, 1 a metal replica of the current sign, again to go on the front brick wall.
- U. New community signs 10mph, no street parking, Clubhouse use 9am to 10pm. \$2,000 was allocated for this community project during the 2025 budget revision.
- V. Committee Updates:
- a. New Committee- Fishing Pond committee formed
    - i. Director S. Brown, Director B. Wyatt and Community member M. Turney
    - ii. Meeting set for 7/16/2025 at 10:00a,
  - b. Social Committee
    - i. July 1 Update- Planned the August Splash Party
    - ii. Next Meeting- Monday August 25, 2025 at 10 am to plan Halloween events.
  - c. Budget Committee.
    - i. 2026 Budget presented to the Board of Directors on 7/9/2025
  - d. Governing Docs Committee:
    - i. Proposed changes are due to the Board of Directors by 8/13/2025 to present to the membership for Member input.
    - ii. B. Cammarota volunteered to replace A. Hutson on the committee
    - iii. Next Meeting Friday 7/11/2025 at 10:00am
  - e. NEW COMMITTEE: Pond Committee
    - i. Director S. Brown, Director B. Wyatt and Community Member M. Turney
    - ii. Next Meeting 7/15/2025 at 10:00am
  - f. New COMMITTEE: Design Review Committee
    - i. Director S. Brown, Director B. Wyatt and Community Member M. Turney
    - ii. Next Meeting 7/15/2025 at 10:00am
  - g. General Manager S. Cook instructed to update the Committee Binder page.
- W. S. Brown motioned to adjourn meeting. D. Gomez seconded the motion. Motion passed 6-0-0 with 1 vacant seat.

Meeting adjourned 7:56pm

Minutes Approved By:

Bambie J. Cammarota  
Secretary, Bambie Cammarota (signature)

8/13/25

Date