



# 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, February 12, 2025

- A. Meeting Called to Order at 6:05pm by Board of Directors President A, Hutson
- B. Directors Present: G. Pezzi, B. Wyatt, D. Gomez, B. Cammarota, S. Brown and A. Hutson.  
Also present was General Manager: S. Cook.
- C. Open Forum:
  - Member discussed a violation was received and expressed that he/she feels that they are being unfairly targeted. Management addressed that more than 30 violations were reported and he was not being targeted in any way and was sorry he felt that way.
  - Member discussed work that was participated in on the creation of a couple of concrete pads that were created in the community, and the Boards failure to pay for the services. The Board reiterated that prior decisions were based on the materials that were provided at the time; there was no bid, no contract, and it was understood by management that services were being volunteered, as was done on many occasions in the past, per documentation provided by the member.
- D. Results of the 2/12/2025 Executive Meeting and Executive Suspensions and Violation Hearings: The Board Authorized a 50% hardship reduction of Daily fines for a member and approved the Suspensions and Violation Hearings report as submitted.
- E. Approval of Minutes:
  - a. S. Brown motioned to approve the 12/11/2024 Executive Meeting and the 12/11/2024 Executive Suspension and Violation Hearings as presented. G. Pezzi seconded the motion. Motion passed 6-0-0-0-1.
  - b. S. Brown motioned to approve the 1/8/2025 Annual Membership meeting minutes as presented. B. Cammarota seconded the motion. Motion passed 6-0-0-0-1.
  - c. S. Brown motioned to approve the 1/8/2025 Regular Meeting minutes as presented. G. Pezzi seconded the motion. Motion passed 6-0-0-0-1.
  - d. S. Brown motioned to approve the 1/27/2025 Special Meeting minutes as presented. G. Pezzi seconded the motion. Motion passed 6-0-0-0-1.
- F. Treasurers' Report.
  - a. No comments regarding the January Budget Exception Report
  - b. S. Brown motioned to accept the January Financial statements as submitted. B. Wyatt seconded the motion. Motion passed 6-0-0-0-1.
  - c. S. Brown motioned to accept the 2023 Reviewed Financial Audit Report as presented. G. Pezzi seconded the motion. Motion passed 6-0-0-0-1.
  - d. S. Brown motioned to approve the 2024 Taxes and Financial Review Engagement Letter. G. Pezzi seconded the motion. Motion passed 6-0-0-0-1.



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## G. Community Communications:

- a. Solar Update. Solar Planned Turn On Inspection is scheduled for 2/12/2025 and the actual turn will follow closely. S. Brown motioned to allow for 2 meter reads, the standard monthly read at the standard rate and the secondary read to differentiate between PGE usage and Solar Usage at \$450. G. Pezzi seconded the motion. Motion passed 6-0-0-0-1.

## H. Design Reviews:

- a. Lot 167 submitted Design Review 2/12/2025. The Board agreed to review Design Review. S. Brown motioned to approve the Design Review to replace the roof with like materials. B. Cammarota seconded the motion. Motion Passed 6-0-0-0-1.

## I. Donation of Oak Trees for the Front:

- a. B. Cammarota motioned to allow member S. Brown to donate the Oak Trees he has for planting in the front of the community. S. Brown seconded the motion. Motion passed 6-0-0-0-1.
- b. Discussion ensued regarding trimming the trees and thinning the pond growth. Director B. Wyatt volunteered to assist with this task and has a volunteer form on file in the office.
- c. Kudos were noted that Yard Maintenance has been seen on their hands and knees taking care of common area weeds, and not just skipping by the hard stuff.

## J. Reserve Fund CD's:

- a. One of the \$50,000 Reserve Fund CD's has matured. S. Brown motioned to allow the Manager to re-invest at a 6-mo CD if the CD rate is better than the cash sweep account that the funds are sitting in providing that the funds are not needed for planned reserve expenses. B. Wyatt seconded the motion. Motion passed 6-0-0-0-1

## K. 5 Minute break

- L. Replacement and disposition of the 2010 Ford Ranger. The Committee Minutes were reviewed. B. Cammarota motioned to purchase a new vehicle as recommended by the committee, small car similar to a Chevy Spark, with less than 50,000 miles, and up to \$11,000 out the door pricing (including tax, license registration fees etc ) should include a warranty, and be purchased Certified Used at a reputable dealership. B. Wyatt seconded the motion. Motion passed 5-1-0-0-1. (dissenting vote S. Brown) The Board authorized management to purchase towing either as AAA towing as a corporate account or on our insurance. The purchase committee was formed with B. Wyatt and Gerald Pezzi, and scheduled to meet Tuesday 2/18/2025 at 11 am.. S. Brown motion to allow management to dispose of the 2010 Ranger via Pedler or other at \$1,100. G. Pezzi seconded the motion. Motion passed 6-0-0-0-1.



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- M. Repair of Front Entry Gate: 3 quotes were reviewed. G. Pezzi motion to approve the A&D Gatte bid at \$5,521.90. S. Brown seconded the motion. Motion passed 6-0-0-0-1
- N. 2025 Financial Review Calendar :
- a. G. Pezzi motioned to accept the 2025 Financial Review Calendar with no changes. S. Brown second the motion. Motion passed 6-0-0-0-1.
- O. 2025 Client Advantage Renewal:
- a. S. Brown motioned to approve and pay the 2025 Client Advantage Renewal at \$950. D. Gomez seconded the motion. Motion passed 6-0-0-0-1.
- P. 2025 Committees formed:
- a. Social Committee: B. Cammarota, A. Hutson, M. Gomez, S. Cook General Manager.
  - b. Budget Committee: S. Brown, Gerald Pezzi, S. Cook General Manager.
  - c. Governing Docs Committee: A. Hutson, S. Brown, S. Cook General Manager.
  - d. 2025 Vehicle Purchase Committee: B. Wyatt, Gerald Pezzi, S. Cook General Manager.
  - e. Committees will be posted requesting additional members
- Q. Drainage and Spray Field Consultation quote:
- a. S. Brown motioned to approve the quote as changed adding in the Services Requested section “not to exceed \$500.” B. Cammarota seconded the motion. Motion passed 6-0-0-0-1.
- R. Amazon Locker Hub.
- a. The quote for more than \$10,000 to install an Amazon Locker Hub was reviewed and discussed. S. Brown motion to communicate our thanks for the time to create the quote, but we decline. B. Cammarota seconded the motion. Motion passed 6-0-0-0-1.
- S. 2025 New Laws Including Electronic voting.
- a. The 2025 new laws were reviewed and no action was taken.
- T. Max Vehicle Size.
- a. The situation was reviewed where a semi with a 52’ trailer was in the community. It was agreed that this size vehicle is too large and too heavy for our community. The manager was requested to research applicable length and weight sign to post.
- U. Social Committee: no action
- V. S. Brown motioned to adjourn to the next regular meeting. G. Pezzi seconded the motion. Motion passed 6-0-0-0-1



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Meeting adjourned 9:05pm

Minutes Approved By:

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Secretary, Bambie Cammarota (signature)

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Date