



The Oaks Community Association

5607 Jackson Valley Road • Ione, CA 95640-9629

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

GM@theoaksione.com

Meeting Minutes –Open Session Meeting

Wednesday, October 9, 2024

- A. Meeting Called to Order at 6:02pm by Board of Directors President S. Brown
- B. Directors Present: P. Malone, D. Gomez, B. Wyatt, B. Cammarota, B. Six and S. Brown. Also present is GM S. Cook. A. Hutson is absent with excuse.
- C. Reading of the Meeting Rules. Only 1 person in the audience so the Reading of the Meeting Rules was dispensed with.
- D. JVID Easement for Lateral Pipeline. B. Six motioned to approve the process to grant an easement from the JVID 36" Mainline through the field to Jackson Valley Road, the line will extend perpendicular to the 36" Mainline and continue up Rancho Road. JVID will then turn off the valve at W. Park in front of Lot 163 and will then CAP the line on the property directly behind the lot 163. This will prevent JVID or The Oaks ever having to access the line that runs underneath the property. D. Gomez seconded the motion. Motion Passed 6-0-0-1. Roll Call Vote, P. Malone- Y, B. Wyatt- Y, D. Gomez- Y, B. Cammarota- Y, B. Six- Y, S. Brown- Y. A. Hutson Absent with Excuse.
- E. No Member Comments
- F. Results of Executive Meetings. Approved both the 9/11/2024 Executive Meeting and Executive Suspension and Violation Hearing Minutes. And approve the current Suspensions and Violations as presented.
- G. B. Cammarota Motioned to approve the 9/11/2024 Regular Meeting Minutes. P. Malone seconded the motion. Motion passed 6-0-0-1.
- H. Treasurer's Report-
 - a. Question on the Budget Exception Report regarding the Garbage. Noted the increased expense as we are not burning and everything is going to the trash. No action needed.
 - b. Questions regarding the Treasurers Report it was noted that the reserves are 43% of the fully funded Reserve Balance. Target goal Approve by the BOD is 75%.
 - c. D. Gomez motioned to accept the September Financial Statements. B. Six seconded the motion. Motion Passed 6-0-0-1.
 - d. Discussion regarding the HOA Assessment increase to \$235. B. Cammarota motioned to increase the HOA Assessment to \$235 beginning January 1, 2025. P. Malone seconded the motion. Motion Passed 6-0-0-1.
- I. Solar Update. Still on track for go live at the end of October. No action Needed



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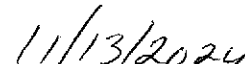
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- J. B. Cammarota motioned to approve the painting of the exterior of the house for lot 196. It was noted that the work had already been started and was almost complete. B. Six seconded the motion. Motion passed 6-0-0-1.
- K. Discussion regarding revising the violation stages listed on each violation letter. Current stages are more lenient than the current Governing Documents and allows a recurring offence only 30 days to be reopened and escalated. B. Cammarota motioned to change the current notice statement to if offence is closed and recurs within 60 days it can be reopened and escalated to the next stage. P. Malone seconded the motion. Motion passed 6-0-0-1.
- L. D. Gomez motioned to approve the repair invoice for the Ford Ranger. B. Six seconded the motion. Motion passed 6-0-0-1.
- M. Purchase Trees for Front to replace Walnut Trees. It appears that Walnut Shoots are regrowing and Management has been requested to let the Maintenance and Landscaping team know to allow the shoot (not all) to grow and see if a tree will grow. Of course only trees appropriately distanced from the fence and power lines are to be nurtured. No Action Required.
- N. Update Announcement Board in the front. GM instructed to obtain the actual size of the current board, get a quote for an increased sized board, and possible an inexpensive LED screen that could be protected from the elements. No action required.
- O. Contraction for Community Landscaping. Need additional quotes. No Action required.
- P. October 5 & 6 Yard Sale happened, No Comments available. No action required
- Q. October 26 is the Halloween Activities. Pumpkin Painting ages 3-10 from 5pm to 6pm. Trick or Treating from 6pm to 9pm. Management will develop a "passport" so the kids know what houses are participating. It will also include the ballot for the house decorating. No action required.
- R. Add to the November Agenda- update of the Announcement Board, Quotes for the Community Landscaping - It is requested that Chris (Maintenance) attend. And Still obtaining fence quotes.
- S. B. Six motioned to adjourn the Regular Meeting. B. Wyatt seconded the motion. Motion passed 6-0-0-1.

Meeting adjourned 7:37pm

Minutes Approved By:


Secretary, Ann Hutson (signature)


Date