



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

Tuesday, November 14, 2023

- A. Meeting Called to Order at 6:03pm by Board of Directors Vice President S. Sanchez
- B. Directors Present: A. Hutson, R. Lopez, S. Brown, B. Six, S. Sanchez. Absent with excuse is C. Levin.
- C. S. Brown read the meeting Rules.
- D. 30 minutes set aside for candidate meet and greet for the upcoming election. P. Malone, D. Gomez, B. Cammarota and S. Sanchez were present to make a statement and make answer questions.
- E. With agreement of the board the Solar Update was moved to the next topic. Solar Update: The last survey revealed a potential issue with the placement of the physical solar panels due to the wastewater treatment spray field. When the spray field was reduced to its current size, maps were never submitted to the state, therefore the location planned for the solar panels is in an un-used portion of the spray field, which poses certification issues. Maintenance Lead C. Main has contacted the state and is in the process of reducing the spray field freeing the location for the placement of the solar panels. GM was instructed to schedule a meeting with the Solar company.
- F. Open Forum:
 - a. Member offered kudos to Director S. Brown for assisting a neighbor trimming a tree and clearing gutters etc.
 - b. Ther were no other member comments.
- G. Results of Executive Meetings:
 - a. 11/14/2023 Executive Meeting: Approved Christmas Bonuses and 10/12/2023 minutes for the Executive Meeting and Executive Hearing.
 - b. 11/14/2023 Executive Hearing: Voted to move forward with presented violations.
- H. Treasurers Report. No Questions regarding the Budget Exception report. It was noted that there is an expected excess of \$6,000 to \$7,000 that the GM would like Authorization to use to update the office equipment. Quotes will be forthcoming for approval. A. Hutson motioned to accept both the Budget Exception report as well as the October 2023 Financial Statement. B. Six seconded the motion. Motion passed 5-0-0-1-1.
- I. Design Review: No design Reviews to present
- J. Adding a Timer/Controller to the Hot Tub. Discussion tabled, General Manager to get quotes to add timer/controller with the quote for the pool heater.



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- K. Contract for Volunteer Work: A.Hutson motioned to verify with the attorney then implement the presented contract. S. Brown seconded the motion. Motion passed 5-0-0-1-1.
- L. Expanding Clubhouse hours. Discussion Tabled, General Manager to obtain quotes for Break Proof windows and door for the front office and a gate to secure the kitchen.
- M. Front Gate Repair Estimate: S. Brown motioned to formally accept the front gate repair estimate. S. Sanchez seconded the motion. Motion passed 5-0-0-1-1.
- N. Preventative Maintenance Contract for Front Gate: S. Brown motioned to accept the preventative Maintenance Contract for the front gate. R. Lopez seconded the motion. Motion passed 5-0-0-1-1.
- O. Emergency Pre-Authorization amount for General Manager and President. S. Brown motioned to allow General Manager Emergency pre-authorization privileges for up to \$2,500 and the Board President pre-authorization privileges for amounts beyond \$2,500 up to \$5,000. A. Hutson seconded the motion. Motion passed 5-0-0-1-1.
- P. Social Committee Update: December Movie Nights hosted by C. Levin on December 8 and December 29. It was reiterated that Members who wish to reserve the Clubhouse for an event open to the community can do so at no cost- it was suggested that this information be reinforced with a newsletter article. The General Manager was instructed to identify the sign in the front of the community as The Oaks.
- Q. Future Agenda Items: Pool Heater/Hot Tub Timer or controller; extending club house hours; solar update.
- R. B. Six motioned to adjourn the meeting. S. Brown seconded the motion. Motion passed 5-0-0-1-1.

Meeting adjourned 7:55pm

Minutes Approved By:

Secretary, Ann Hutson (signature)

Date