



The Oaks Community Association

5607 Jackson Valley Road • Lone, CA 95640-9629

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

gm@theoaksione.com

Agenda - Board of Directors – REGULAR MEETING

Wednesday August 12, 2026 - 6:00 pm

- A. Call to Order
 - a. Pledge of Allegiance
 - b. Roll Call of Directors
- B. Open Forum
 - a. Reading of Meeting Rules
- C. Results of Executive Meeting
 - a. 7/10/26 Executive Meeting
 - b. 8/12/26 Executive Meeting
 - c. 8/12/26 Executive Meeting Hearings and Violations
- D. Approval of Minutes:
 - a. 7/8/26 Open Meeting Minutes
- E. Treasurer's Report
 - a. Discussion & Possible Action – Acceptance of Financial Statements for July 2026
 - b. Discussion & Possible Action –CPA Engagement Letter 2026 Taxes and Review
- F. Solar
 - a. Discussion & Possible Action– Solar Update
- G. Design Review
 - a. Lot 060
- H. Discussion & Possible Action–Tentative Approval for Proposed Governing docs, Rules and regulations for 28-day member input
- I. Discussion & Possible Action–RV Lot Gravel
- J. Discussion & Possible Action–Electricity at RV Lot
- K. Discussion & Possible Action–Electricity for Mini-Splits for Offices
- L. Discussion & Possible Action–Resolution for plan for installation of 9 valves in streets as road work is completed.
- M. Discussion & Possible Action –Restricted Access Tour
- N. Discussion & Possible Action – Clubhouse Generator
- O. Discussion & Possible Action –Project Updates
- P. Committee Updates
 - a. Governing Docs
 - b. 2027 Budget
 - c. Social Committee
 - d. Common Area Infrastructure
 - e. Pond
 - f. Architectural
- Q. Future Agenda Items: This item is to Provide Board Members an Opportunity to Request Items to be Placed on Future Agendas. Not an action item.



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R. Adjourn Meeting

REMOTE BOARD MEETING

Homeowners Now Have The Option To Attend An Open Board Meeting From Home (Remotely).

<https://teams.microsoft.com/meet/2643695917513?p=2ML3iOITYaocDWpopy>

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.

THE OAKS COMMUNITY ASSOCIATION

JULY 2026 STATEMENTS REVIEW (NOT SAME AS LEDGERS IN Rent Manager)

<u>General Funds:</u>	<u>Account #</u>		<u>Total</u>	<u>Same Time Last Year</u>
PNC Operating Checking Acct (as of 07/31/2026stmt)	XXXX1262		\$30,762.56	\$45,068.91
PNC Operating Money Mkt Acct (as of 07/31/2026stmt)	XXXX5812		\$46,514.19	\$12,507.71
PNC Petty Cash Checking Acct (as of 07/31/2026stmt)	XXXX6825		\$1,549.90	\$627.65
Petty Cash Fund			\$709.03	\$224.31
	Total General Fund :		\$79,535.68	\$58,428.58
Reserve Fund: For Repairs & Replacement of Assets				
PNC Insured Money Mkt- Reserves (as of 07/31/2026stmt)	XXXX5767		\$254,571.38	\$194,678.73
PNC Brokerage Account- Reserves (as of 07/31/2026stmt)	XXX-XX6638		\$491,019.83	\$380,526.17
	Total Reserves :	58%	\$745,591.21	51% \$575,204.90
	TOTAL OF ALL TOCA FUNDS :		\$825,126.89	\$633,633.48
2026 Unfunded Reserves Months Payable at			\$0.00	\$0.00
	Total Due Rsvs Short Term		\$0.00	\$0.00
2026 FULLY FUNDED RESERVES BALANCE TARGET			\$ 1,294,679.00	\$ 1,137,174.00
RESERVE TARGET (75% of Fully Funded Reserve Target)			\$ 971,009.25	\$ 852,880.50
2026 Scheduled Contributions to Reserves			\$124,248.75	\$ 108,281.65
				\$ -
RESERVE FUNDING DEFICIT (To reach the Target Goal of 75%)			\$ 225,418.04	\$ 277,675.60
Bingo Cash Fund			\$203.53	\$303.02
ACCOUNTS RECEIVABLE:				
Debits (Past due accounts)			\$ 32,387.33	\$ 24,213.83
Credits (Credits due Members or prepaid invoices)			(\$16,712.70)	(\$17,443.35)
Allowance for Doubtful accounts			(\$1,000.00)	(\$5,400.00)
	Total Accounts Receivable Net Balance:		\$ 14,674.63	\$ 1,370.48
Prepared by: Susan Cook 8/4/2026				

Budget Comparison

Comparison Periods: 07/01/26 to 07/31/26 and 01/01/26 to 07/31/26

Accrual Basis | Property: THE OAKS Community Association

	Actual 07/01/26 - 07/31/26	Budget 07/01/26 - 07/31/26	\$ Change	% Change	Actual YTD 01/01/26 - 07/31/26	Budget 01/01/26 - 07/31/26	\$ Change	% Change
Income								
50000 Income	98,249.66	93,896.87	4,352.79	4.6%	689,543.29	685,190.50	4,352.79	0.6%
Total Income:	98,249.66	93,896.87	4,352.79	4.6%	689,543.29	685,190.50	4,352.79	0.6%
Expense								
60000 Operating Expense	37,669.37	32,942.83	4,726.54	14.3%	225,214.30	220,487.81	4,726.49	2.1%
61600 Water Distribution System	-30.00	54.00	-84.00	-155.6%	591.00	624.00	-33.00	-5.3%
61650 Community Improvements	941.70	3,000.00	-2,058.30	-68.6%	3,347.26	5,405.56	-2,058.30	-38.1%
62000 Waste Water Treatment Plant	210.16	4,931.83	-4,721.67	-95.7%	3,034.06	7,755.73	-4,721.67	-60.9%
63000 Maintenance Expense	3,681.45	3,146.99	534.46	17.0%	24,175.87	23,586.20	589.67	2.5%
63390 Maintenance Building	173.47	911.51	-738.04	-81.0%	2,259.32	2,997.36	-738.04	-24.6%
64000 Pool & Spa Expense	834.41	1,050.00	-215.59	-20.5%	14,912.79	15,128.38	-215.59	-1.4%
65000 Payroll Expense	41,619.17	39,969.95	1,649.22	4.1%	203,708.92	202,059.70	1,649.22	0.8%
71000 Administrative Expense	3,664.64	3,830.51	-165.87	-4.3%	25,920.77	25,757.87	162.90	0.6%
71341 Entrance Light Electricity	11.17	11.53	-0.36	-3.1%	67.22	67.58	-0.36	-0.5%
72000 Insurance Expense	8,150.21	3,216.13	4,934.08	153.4%	23,997.62	19,063.54	4,934.08	25.9%
72200 Taxes, Licenses, Permits	12,218.82	0.00	12,218.82		15,007.82	2,789.00	12,218.82	438.1%
74000 Other Misc Professional Fees	350.00	350.00	0.00	0.0%	8,242.00	8,242.00	0.00	0.0%
91000 Reserve Expense	0.00	6,950.85	-6,950.85	-100.0%	90,331.75	91,927.43	-1,595.68	-1.7%
92000 Accrual for Ops & Resv Excess	0.00	-6,469.26	6,469.26	100.0%	0.00	53,894.17	-53,894.17	-100.0%
Total Expense:	109,494.57	93,896.87	15,597.70	16.6%	640,810.70	679,786.33	-38,975.63	-5.7%
Net Income:	-11,244.91	0.00	-11,244.91		48,732.59	5,404.17	43,328.42	801.8%

Budget Comparison

Comparison Periods: 07/01/26 to 07/31/26 and 01/01/26 to 07/31/26

Accrual Basis | Property: THE OAKS Community Association

Summary

	Actual 07/01/26 - 07/31/26	Budget 07/01/26 - 07/31/26	\$ Change	% Change	Actual YTD 01/01/26 - 07/31/26	Budget 01/01/26 - 07/31/26	\$ Change	% Change
Income:	98,249.66	93,896.87	4,352.79	4.6%	689,543.29	685,190.50	4,352.79	0.6%
Expense:	-109,494.57	-93,896.87	-15,597.70	16.6%	-640,810.70	-679,786.33	38,975.63	5.7%
Other Income & Expense:	0.00	0.00	0.00		0.00	0.00	0.00	
Net Income:	-11,244.91	0.00	-11,244.91		48,732.59	5,404.17	43,328.42	801.8%

Profit & Loss

From 07/01/26 to 07/31/26

Accrual Basis | Property: THE OAKS Community Association

Income	
50000 Income	98,249.66
Total Income:	98,249.66

Expense	
60000 Operating Expense	37,669.37
61600 Water Distribution System	-30.00
61650 Community Improvements	941.70
62000 Waste Water Treatment Plant	210.16
63000 Maintenance Expense	3,681.45
63390 Maintenance Building	173.47
64000 Pool & Spa Expense	834.41
65000 Payroll Expense	41,619.17
71000 Administrative Expense	3,664.64
71341 Entrance Light Electricity	11.17
72000 Insurance Expense	8,150.21
72200 Taxes, Licenses, Permits	12,218.82
74000 Other Misc Professional Fees	350.00
Total Expense:	109,494.57
Net Income:	-11,244.91

Summary	
Income:	98,249.66
Expense:	-109,494.57
Net Income:	-11,244.91

Balance Sheet

As of 07/31/26

Accrual Basis | Property: THE OAKS Community Association

Assets

Bank	
10000 Operating Cash	52,082.83
10801 Physical Petty Cash	708.97
10802 Bingo	203.53
11150 Operating Cash:Due to Reserves	-327,897.00
12000 Reserves Cash (Total if fully funded)	1,080,439.05
Total Bank	805,537.38
Accounts Receivable	
13000 Accounts Receivable	29,602.44
Total Accounts Receivable	29,602.44
Other Current Asset	
14000 Undeposited Funds	208.34
AA1298 Clearing Account	420.16
Total Other Current Asset	628.50
Total Assets:	835,768.32

Liabilities & Equity

Liabilities

Accounts Payable	
30000 Liabilities	18,851.13
Total Accounts Payable	18,851.13
Other Current Liability	
32010 Unearned Revenue	35,959.20
35250 Reserve Exp (spending from Operations)	-53,109.98
36000 Payroll Liabilities	-1,171.82
36100 Payroll Related Liabilities	5,166.08
30254 Income Tax Payable	1,396.00
37275 Contract Liabilities	984,690.00
Total Other Current Liability	972,929.48
Total Liabilities:	991,780.61

Equity

32000 Retained Earnings	-39,090.91
35000 35000 Reserves Equity	-165,653.97
AA3090 Net Income	48,732.59
Total Equity:	-156,012.29
Total Liabilities & Equity:	835,768.32