



The Oaks Community Association

5607 Jackson Valley Road • Lone, CA 95640-9629

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

GM@theoaksone.com

Meeting Minutes –Open Session Meeting

Wednesday, June 10, 2026

- A. Meeting Called to Order at 6:07pm by Board of Directors President G. Pezzi.
 - a. Directors Present: C. Buro, D. Gomez, S. Brown, B. Cammarota and G. Pezzi. M. Turney and B. Wyatt were absent with excuse. GM S. Cook was also present.
- B. Open Forum
 - a. Are we planning to exercise the hydrants. Yes, we are also working with the Amador Fire Safe Council and California Conservation Corps to make the property adjacent to Park Circle residents between the Oaks and Buena Vista Road, more accessible and easier to access to create a good fire break.
 - b. Comment regarding the smoke at Comanche
 - c. Comment regarding updating the Front Announcement board more frequently.
 - d. Comment regarding open forum time limits also applying to Board members.
 - e. Comment that the new front signs look good.
 - f. Request regarding person reading meters to replace meter lid when finished.
 - g. Comment regarding feral Cats. Comments going in the newsletters.
- C. Results of Executive Meetings.
 - a. 6/1/2026 Executive Special Meeting: Approved the cell tower contract
 - b. 6/10/2026 Executive Meeting: Approved Minutes and a Notice of Default.
 - c. 6/10/2026 Executive Suspension and Violation Hearings. Voided 1 violation, pushed another out 30 days, denied financial assistance for remedy of violation. Approved remaining violations as submitted.
- D. Minutes
 - a. S. Brown motioned to accept the 5/13/2026 Regular Meeting Minutes. B. Cammarota seconded the motion. Motion passed 5-0-0-2.
 - b. S. Brown motioned to accept the 6/1/2026 Special Meeting Minutes. B. Cammarota seconded the motion. Motion passed 5-0-0-2.
- E. Treasurers Report
 - a. S. Brown motioned to accept the May 2026 Financial Reports. B. Cammarota seconded the motion. Motion passed 5-0-0-2.
 - b. S. Brown motioned to approve the lien. D. Gomez seconded the motion. Motion passed 5-0-0-2.



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- F. Solar Update: For the billing period 4/13/2026 to 5/11/2026 we were producing power at 96% of expected. We ended the billing period with a cumulative CREDIT of 168,674 kwh. The Contract was reviewed and references NEM2A with regard to the Net Surplus Compensation. Per that tariff, aggregate accounts are not eligible to the New Surplus Compensation. We ended our true-up cycle with 227,108 kwh. Per our Solar contract we are responsible to purchase ALL power that the panels generate. The Association paid \$24073.47 for the excess production, which we received no compensation for. A Solar Committee was established to evaluate. Solar Committee members are Director S. Brown, Director B. Cammarota, Member S. Sanchez, Member T. Hurtado.
- G. Design Review: N/A
- H. Pool and Spa Rules. The Association is currently out of compliance with w/CA Law. Pool signage must read "should" instead of "shall" or "must" or "needs" S. Brown motioned to update signage asap and have the Governing Docs Committee update The Association Rules and Regulations.. C. Buro seconded the motion. Motion passed 5-0-0-2.
- I. Roadwork: B. Cammarota motioned to table all 3 discussions, Valve, Storm Drain and Roadwork for more information. D. Comens seconded the motion. Motion passed 5-0-0-2
- J. Pool Table: It was noted that the pool table has adjustments for leveling. No action taken.
- K. Front Gate Repar: S. Brown motioned to accept the repair quote at \$1247.04. G Pezzi seconded the motion. Motion passed 3-1-1-2. S. Brown Motioned to accept the 4 visit maintenance contract. Motion Fails for lack of a second.
- L. Mini Split: S. Brown Motioned to allow up to \$1000 for purchase and professional installation of 2 mini splits (front office and GM Office). B. Cammarota seconded the motion. Motion passed 5-0-0-2.
- M. Project updates: Waiting for scheduling for abandoning the well on West Park, S Brown motioned to accept the bid for \$12,075 to clean the ditch in the parcel across the street. Motion fails for lack of a second.



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N. Committee Updates:

- a. Governing Docs Committee: Next Meeting June 30, 2026.
- b. 2027 Budget Committee: no Action
- c. Social Committee: no action
- d. Common Area infrastructure Committee: no action
- e. Pond Committee: no action
- f. Architectural Committee: no action

O. S. Brown motioned to adjourn meeting. D. Gomez seconded the motion.
Motion passed 5-0-0-2. Meeting adjourned 7:40pm.

Minutes Approved By:



Secretary, Stephen Brown (signature)



Date