



# 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, October 10, 2023, 6:00pm

- A. Meeting Called to Order at 6:01 pm by Board of Directors President C. Levin
- B. Directors Present: S. Brown, B. Six, R. Lopez, A. Hutson. S. Sanchez. C. Levin; One Seat Vacant.
- C. Open Forum: No comments
- D. Results of Executive Meetings
  - a. 9/26/2023 Hearings and Violations: No Disputes. Approved presented violations.
  - b. 10/10/ 23 Executive Meeting: Minutes for the 9/12/2023 and 9/26/2023 Executive Meetings were approved. President directed GM to send letter of denial for member invoice; GM was directed to include the Megans Law website into the community newsletters. NOD/Lien was signed.
  - c. 10/10/23 Hearings Violations And Suspensions-No Disputes. Approved presented violations and suspensions.
- E. S. Brown motioned to approve the Minutes for the 9/12/2023 Regular Meeting of the BOD. S. Sanchez seconded the motion. Motion passed 6-0-0-0-1vacant.
- F. Treasurer Report: No Questions regarding the Explanation of Net Total Discrepancies 2023 Revised Budget or the Budget Exception Report. Financial Overview read.
  - a. S. Brown motioned to move up to \$150,000 in to rotating CD's. C. Levin seconded the motion. Motion Passed 6-0-0-0-1vacant.
  - b. S. Sanchez motioned to accept the financial statements for September 2023. C. Levin seconded the motion. Motion passed 6-0-0-0-1vacant.
- G. Solar: No update. PG&E still reviewing. C. Levin noted that he gets unofficial updates that just state we are still in process. S. Brown requested a letter be sent requesting an official status and requesting the next steps and tentative dates for construction and when we can expect completion.
- H. Design Review Lot 150: S. Brown motioned to approve the design review. R. Lopez seconded the motion. Motion passed 6-0-0-0-1vacant.
- I. Design Review lot 118: C. Levin motioned to approve the design review. B. Six seconded the motion. Motion passed 6-0-0-0-1vacant.
- J. Open comment Rules and Regulations: Member expressed concern with changing the word attractive in section V. Lot Maintenance 2 to undeteriorated, sighting that it is not a word.



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- S. Brown motioned to change verbiage in the Rules and Regulations section V Lot Maintenance to read: Lots and all improvements thereon must be maintained in a neat, clean, sanitary, and with no visible deterioration. R. Lopez seconded the motion. Motion passed 6-0-0-1vacant.
- K. Open comment Rules and Regulations: S. Brown motioned to accept the Rules and Regulations as changed. R. Lopez seconded the motion. Motion passed 6-0-0-1vacant.
- L. A. Hutson left at 6:55pm due to health reasons.
- M. 2024 Budget: S. Brown motioned to approve the 2024 budget. R. Lopez seconded the motion. Motion passed 5-0-0-1-1vacant.
- N. President C. Levin amended the sequence of the agenda moving item R Changing BOD Meeting days for 2024.
- O. C. Levin motioned to change the BOD meeting days to Wednesday for 2024. S. Brown seconded the motion. Motion passed 5-0-0-1-1vacant.
- P. Disclosures for mailing: S. Brown motioned to approve the disclosures with changes regarding changing the days for meetings to the 2<sup>nd</sup> Wednesday of each month. C. Levin seconded the motion. Motion passed 5-0-0-1-1vacant.
- Q. Modifying Billing to Owners with tenants: C. Levin motioned to charge \$3 per lot, per month where the owner wishes to have the tenant receive a separate bill. S. Brown seconded the motion. Motion passed 5-0-0-1-1vacant.
- R. Member Emailed Concerns: C. Levin motioned to remove the designated smoking area located in the fenced common area near the basketball court. S. Brown seconded the motion. Motion Passed 5-0-0-1-1vacant.
- S. Vendor Electronic Payments: C. Levin instructed the General Manager, Susan Cook, to deny the request.
- T. Trees out front and Fallen tree out by spray field: C. Levin motioned that General Manager, Susan Cook, can have the Fallen oak and the already cut branches of walnut, but not the black walnut trees or trunks. S. Sanchez seconded the motion. Motion passed 5-0-0-1-1vacant.
- U. General Manager, Susan Cook, instructed to obtain additional information regarding ownership of the land in-front the The Oaks where the Walnut trees reside. Is it county, an easement or different ownership?



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- V. Club House Committee Update: B. Six motioned to approve the \$7,520 in expenses for the presented items, Ceiling fans, Couches, End Tables, Air Hockey game table, Indoor hoop arcade, Nintendo switch, re-felt and a cover for the pool table to convert it to a banquet table, equipment for business center as finances permit, as well as the disposal of the current furnishings: couch, poker table, dining chairs 3 individual chairs near fireplace, and the tv cabinet that was repurposed for storage. S. Brown Seconded the motion. Motion passed 5-0-0-1-1vacant.
- W. Social Committee Update: November Movie Dates: Friday November 10, 2024
- X. Future agenda items: adding a timer/controller to the hot tub; create a contract for volunteer work; expanding club house hours.
- Y. S. Brown motioned to adjourn meeting. C. Levin seconded the motion. Motion passed 5-0-0-1-1vacant.

Meeting adjourned \_\_Timepm\_\_  
Minutes Approved By:

\_\_\_\_\_  
Secretary, Colleen Sisson (signature)

\_\_\_\_\_  
Date