



# 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, August 14, 2024

A. Meeting Called to Order at 6:07pm by Board of Directors President S. Brown.

B. Directors Present: P. Malone, D. Gomez, B. Wyatt, B. Cammarota, A. Hutson (Via Video), B. Six, S. Brown. GM. S. Cook also present

### C. Open Forum

- a. Member Comment: Regarding changing the 1 time per year \$10 charge for the MRLPP, Anytime other than August as it is already a high utility month. Noted that Solar is expected to go live in 2<sup>nd</sup> half of October and therefor will not be an issue.
- b. Member Comment: Regarding the use of a megaphone to notify members of an event at the community Clubhouse and adjoining area.- Add to next month agenda
- c. Member Comment: Member would like to see community lead with compassion, empathy and inclusion. Also noted that meetings including a topic should include notice specific to those who it will affect.

### D. Results of Executive Meetings

- a. Approved a Notice of Default
- b. Approved the minutes for the July Executive Meeting and the July Suspensions and Violations Hearings
- c. Approved the Violations and fines.

E. Approval of Minutes: P. Malone motioned to approve the 7/10/2024 Regular Meeting minutes as corrected. Corrections include Item O. b. the 3<sup>rd</sup> to the last word was changed from “we” to “were” also, it was noted that Item P, the facility attendant hours were approved as presented with no details that what was presented should then be included. B. Cammarota seconded the motion. Motion passed 7-0-0-0.

### F. Treasurer’s Report

- a. Budget Exception Report: question account 62100 +1108%over budget – This is WWTP Electricity Account. Budget amount low compared with average usage and July usage was high.
- b. Explained last months question regarding the account 91000 other and 91000 Total. Explained that this was the header account which also had a budget and was showing the total amount. Noted that there were other accounts that had other expenses with no other account. Other account created in those accounts to clean up reports.
- c. B. Six motioned that the July 2024 financial reports be accepted as submitted. A. Hutson seconded the motion. Motion passed 7-0-0-0.



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- d. Budget Update-No comments on the 7/13/2024 Budget Workshop notes or the 7/20/2024 Budget Committee Notes. 2025 Budget proposal revised Not noted for for “possible Action” approval moved to the September Regular Meeting. Include the Member Budget in the Member packet.
  - e. 2024 Mid-Year Budget Reivew. – 2024 budget and revisions reviewed – not noted for possible action. Include in the September Regular Meeting for approval. Ok to make noted changes.
- G. Solar Update. Solar construction is on target. The system is EXPECTED to go live the 2<sup>nd</sup> half of October 2024 which will affect the December Bill. There will likely be 2 meter reads in October, the regular meter read to on the 15th and then one to differentiate between the end of PGE read and begin the Solar Read.
- H. Design Review
- a. Lot 205: Discussed did owner simply paint roof or did they apply a material that meets the CLASS A Fire protectant requirement. Was a permit received? It was noted that the reflective nature of the color white might be disruptive and obstructive to those who look down or drive in the area. P. Malone motioned to deny the request. S. Brown seconded the motion. Motion Passed 6-1-0-0. B. Six voting No. S. Brown Instructed management to send a letter noting he can appeal the decision, resubmit the design review including details that were previously left out regarding the material and permit, or they can submit a new design review to replace the roof and or change materials.
  - b. Lot 189: S. Brown recused himself for the discussion and vote. S. Brown Noted that he has been in contact with the owner of lot 189 and he agrees with the plan submitted for trimming the tree off the roof. D. Gomez motioned to approve the design review. B. Cammarota seconded the motion. Motion passed 6-0-0-0 S. Brown Recused himself from the vote.
  - c. Lot 089 A. Hutson Motioned to approve the design review for the front landscaping. D. Gomez seconded the motion. Motion passed 7-0-0-0.
- I. Painting Oak Drive. Board heard member comment regarding the project for painting Oak Drive, and had a full discussion. Board tabled further discussion to the September meeting and instructed the General Manager to bring a diagram with spaces to be identified as overflow/guest parking marked.
- J. Rules and Regulations. Discussion delayed till after discussions on agenda Item M- Smoking section in Pool area and N. Ashtray at Fishing pond area.
- K. Smoking area in the clubhouse and adjoining common area. B. Six motioned to not allow smoking in the clubhouse and adjoining common area. P. Malone seconded the motion. Motion passed 5-2-0-0. D. Gomez and A. Hutson voted no.





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- L. B. Wyatt motion to not allow smoking at the common area fishing pond and to not install an ashtray. P. Malone seconded the motion. Motion passed 5-2-0-0. D. Gomez and A. Hutson voted no. General Manager instructed to purchase and install no smoking signs at the pool and Fishing pond.
- M. Discussion regarding rules and regulation. The Board reviewed the changes submitted and requested that the General Manager additionally change the heading for the "CLUBHOUSE AND ADJOINING AREAS" to "ALL COMMON AREAS (LOT C) AND THE RV PARKING. The description to be changed to (Lot C is all areas not member lots) P. Malone motioned to approve for member comment the Rules and Regulations as corrected. B. Cammarota seconded the motion. Motion passed 7-0-0-0.
- N. S. Brown Board President adjourned the meeting for a 5 minute break from 7:48pm to 7:55pm.
- O. Infrastructure:
  - a. Drainage: General Manager instructed to fine out what it will take and get a bid to drain and keep flowing the ditch in the front outside corner of the community continuing across the street and out to the creek.
  - b. Pond Electrical Trench. General Manager instructed to either have staff or get a bid and hire to have a trench dug and drop in a liner and grate for the electrical cabling to the fountain. The trench would be preferred to be dug down a bit on the far side of the fishing pond as to prevent those fishing from catching the fountain and reeling it in.
  - c. Dog park Fencing. General Manager instructed to get a bid for the fencing (wood) for the 3 shared sides of the lot.
- P. Approve New hot tub pump. B. Wyatt motion to approve the invoice for the new hot tub pump motor that was ordered. D. Gomez seconded the motion. Motion Passed 7-0-0-0.
- Q. Rule Enforcement Policy and procedure. Absent an emergency (Fire, Police or Maintenance emergency) 3 days prior notice is required to enter a members lot. Suspicious activity is considered an emergency and the Sheriff needs to be called. Authorization provided to General Manager to contact council- Can we, do we need to change rules to allow access to deter situations such as an occupant overnighting in a vehicle in direct opposition of the rules and regulations.
- R. Lien Approval: A member is in arrears and has been sent to collections A. Hutson motioned to approve the Lien as presented. D. Gomez seconded the motion. Motion passed 7-0-0-0.
- S. Social Committee. Update given for the National Night out Event. A. Hutson stepped down as the committee Chair. Mia Gomez accepted the position as committee Chair. Up coming events for Halloween mentioned.



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## T. Future Agenda Items

- a. Use of Megaphone for notification of events.
- b. 2025 Budget approval
- c. 2024 mid year budget approval
- d. Painting proposal for Oak Drive
- e. Quote for drainage
- f. Quote for Dog Park Fencing replacement

U. B. Six motioned to adjourn meeting. B. Cammarota seconded the motion. Motion passed 7-0-0-0.

Meeting adjourned 8:31pm

Minutes Approved By:

Secretary, Ann Hutson (signature)

Date