



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, 3/12/2025

- A. Meeting Called to Order at 6:04pm by Board of Directors President A. Hutson.
- B. Directors Present: G. Pezzi, B. Wyatt, D. Gomez, B. Cammarota, S. Brown, A. Hutson. Also present was General Manager S. Cook
- C. Appointment of Director. This is for the 24/25 term that was vacated in December 2024. This term will be up for re-election in December 2025. Two nomination forms were received: Ryan Rambeaut and Antonio Tirapelli. Ryan was not present. Antonio was present and answered questions from the Board. S. Brown motioned to appoint Antonio Tirapelli to the vacant seat. B. Cammarota seconded the motion. Motion passed 6-0-0-0-1(vacant seat).
- D. Open Forum:
 - a. Member inquired regarding the perimeter fence at Lot 156, damage to fence is caused by and hidden by the over grown oleander bushes.
- E. Results of Executive Meetings:
 - a. 3/12/25 Executive Meeting: Approve the 2/12/25 Executive Meeting and Executive Suspension and Violation Hearings Minutes and approved pay increases.
 - b. 3/25/25 Executive Suspension and Violation Hearings, there were no member disputes. Approved violations as presented.
- F. S. Brown motioned to approve the 2.12.2025 Regular meeting minutes. G. Pezzi seconded the motion. Motion passed 7-0-0-0.
- G. Treasurer's Report
 - a. February 2025 Budget Exception Report: No Action
 - b. February 2025 Reserves Spending Report. GM instructed to have a CPA verify that this spending is being recorded appropriately to credit accurately against the reserves. CPA consultant should be familiar with reserve accounts and possibly Rent Manager.
 - c. B. Cammarota motioned to accept the February 2025 Financial Statements. S. Brown seconded the motion. Motion passed 7-0-0-0.
- H. Communications:
 - a. Solar Update: Solar went live February 15, 2025. The climate credit is coming April. The Board affirmed that if PGE continues to give us the credit, the Association has a duty to pass that through to the members. Solar information should be included in the Welcome Packet. No action was needed.
 - b. Board training is scheduled for March 19, 2025 at 5:30pm. No action was needed.



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I. Design Review:

- a. Lot 054: S. Brown motioned to approve the design review for Lot 054. G. Pezzi seconded the motion. Motion passed 7-0-0-0.
- b. Lot 180: G. Pezzi motioned to approve the design review for Lot 180, upgrading the meter housing at the owners expense to be rated to be parked on. D. Gomez seconded the motion. Motion passed 7-0-0-0.

J. Projects Update:

- a. Network IT and Camera update proposal. Representatives from Spark Alliance presented their proposal. There were still questions, and The Board requested a hard copy of the proposal with the breakdown of costs. A committee was formed for further discussions. The committee members are S. Brown and G. Pezzi.
- b. Mail Kiosk Roof: S. Brown motioned to accept the bid from Double Eagle Construction. G. Pezzi seconded the motion. Motion passed 7-0-0-0.
- c. ADA Fish pond & Bus stop Bid. Bid was not received as expected. No action taken
- d. Pedestrian Gate Roof- Project completed
- e. Fences:
 - i. at the overflow parking on Park Circle near Lot 123 is complete, and was on budget.
 - ii. The Board authorized the GM to get a bid for the replacement of the fence at Lots 156 & 157 the front perimeter fence.
- f. Front gate Repair: Project is complete, the gates are working properly.
- g. Mini Golf and Cat Kennels. GM S. Cook requested to remove these items from the project list. S. Brown motioned to remove these projects as requested. D. Gomez seconded the motion. Motion passed 7-0-0-0.
- h. Pool Furniture update: S. Brown motioned to allow up to \$500 to be spent to replace the umbrella canvas' and 4 lounge chairs. A. Hutson seconded the motion. Motion passed 7-0-0-0.
- i. Pool Furniture update: S. Brown motioned to approve the purchase of a 8'x5' outdoor steel frame gazebo from Amazon to go over the bench at the dog park. D. Gomez seconded the motion. Motion passed 7-0-0-0.

- K. Emergency Preparedness Plan. S. Brown motioned to approve the Emergency preparedness plan as proposed and updated. Plan will be posted online, in director binders and a binder provided to the President with keys. If the Board President is expected to be away the binder and building keys will be passed to the Vice President for that time. D. Gomez seconded the motion. Motion passed 7-0-0-0.

L. Committee Update.

- a. Social Committee: Community Member Mia Gomez volunteered to be a member of the committee.



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M. Vehicle purchase committee update:

- a. The committee noted that based on the guidelines set out by the Board, the committee was unable to make a purchase. The committee considered the option of requesting that the Board either expand the perimeters for a purchase or consider repairing the transmission. A transmission shop in Stockton was contacted and estimated the repairs to be between \$3500 to \$4500 with a **3 year**/100,000 mi warranty. D. Gomez motioned that the Transmission of the 2010 Ford Ranger be repaired. G. Pezzi seconded the motion. Motion passed 6-1-0-0. (Dissenter: S. Brown)

N. Add to future Agenda:

- a. ADA Fish Pond /Bus Stop bid
- b. Max Vehicle Size sign.

O. S. Brown motioned to adjourn meeting. D. Gomez seconded the motion. Motion passed 7-0-0-0.

Meeting adjourned __9:11 pm__

Minutes Approved By:

Bambie J. Cammarota
Secretary, Bambie Cammarota (signature)

4/16/25
Date