



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 OCTOBER 14, 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. 10/3/2026 Executive Meeting Minutes
 - b. 10/14/2026 Executive Meeting Minutes
 - c. 10/14/2026 Executive Suspension and Violation Hearings
- D. Approval of Minutes:
 - a. 9/9/2026 Regular Meeting Minutes
 - b. 10/3/2026 Special Meeting Minutes
- E. Treasurer's Report
 - a. Discussion & Possible Action – Q3 Budget Exception Report.
 - b. Discussion & Possible Action – Acceptance of Financial Statements for September 2026.
- F. Solar
 - a. Discussion & Possible Action– Solar Update.
- G. Design Review
 - a. Lot
- H. Discussion & Possible Action–Final Approval for Proposed Governing docs, Rules and regulations.
- I. Discussion & Possible Action–Top/Remove Italian Cypress Behind Basketball Court
- J. Discussion & Possible Action–ADMIN Vehicle.
- K. Discussion & Possible Action- Vehicle Repairs
- L. Discussion & Possible Action–Revised Cell Tower Contract.
- M. Discussion & Possible Action – Howe Tech Contract Renewal.
- N. Discussion & Possible Action- Fishing Pond- Add Gate at Back to restrict Access.
- 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.
- R. Adjourn Meeting



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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

SEPTEMBER 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 9/30/2026stmt)	XXXX1262	\$20,918.07	\$62,609.93
PNC Operating Money Mkt Acct(as of 9/30/2026stmt)	XXXX5812	\$19,483.60	\$12,549.18
PNC Petty Cash Checking Acct (as of 9/30/2026stmt)	XXXX6825	\$1,033.87	\$1,533.65
Petty Cash Fund		\$281.16	\$410.34
	Total General Fund :	\$41,716.70	\$77,103.10
Reserve Fund: For Repairs & Replacement of Assets			
PNC Insured Money Mkt- Reserves (as of 9/30/2026stmt)	XXXX5767	\$287,673.91	\$227,530.09
PNC Brokerage Account- Reserves (as of 9/30/2026stmt)	XXX-XX6638	\$489,932.06	\$382,663.31
	Total Reserves :	60% \$777,605.97	54% \$610,193.40
TOTAL OF ALL TOCA FUNDS :		\$819,322.67	\$687,296.50
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		\$91,840.93	\$ 68,537.78
			\$ -
RESERVE FUNDING DEFICIT (To reach the Target Goal of 75%)		\$ 193,403.28	\$ 242,687.10
Bingo Cash Fund		\$230.48	\$364.27
ACCOUNTS RECEIVABLE:			
Debits (Past due accounts)		\$ 41,204.69	\$ 24,663.19
Credits (Credits due Members or prepaid invoices)		(\$12,236.43)	(\$13,495.45)
Allowance for Doubtful accounts		(\$1,000.00)	(\$5,400.00)
Total Accounts Receivable Net Balance:		\$ 27,968.26	\$ 5,767.74
Prepared by: Susan Cook 10/7/2026			

Budget Comparison

Comparison Periods: 09/01/26 to 09/30/26 and 01/01/26 to 09/30/26

Accrual Basis | Property: THE OAKS Community Association

	Actual 09/01/26 - 09/30/26	Budget 09/01/26 - 09/30/26	\$ Change	% Change	Actual YTD 01/01/26 - 09/30/26	Budget 01/01/26 - 09/30/26	\$ Change	% Change
Income								
50000 Income	99,076.79	93,786.87	5,289.92	5.6%	888,125.70	872,764.24	15,361.46	1.8%
Total Income:	99,076.79	93,786.87	5,289.92	5.6%	888,125.70	872,764.24	15,361.46	1.8%
Expense								
60000 Operating Expense	28,033.25	12,529.72	15,503.53	123.7%	278,699.93	264,600.86	14,099.07	5.3%
61600 Water Distribution System	58.00	108.00	-50.00	-46.3%	1,197.59	840.00	357.59	42.6%
61640 Fishing Pond Management	835.00	1,000.00	-165.00	-16.5%	835.00	1,000.00	-165.00	-16.5%
61650 Community Improvements	10,973.06	13,259.72	-2,286.66	-17.2%	14,420.32	15,665.28	-1,244.96	-7.9%
62000 Waste Water Treatment Plant	1,088.46	1,841.08	-752.62	-40.9%	6,855.75	11,347.89	-4,492.14	-39.6%
63000 Maintenance Expense	2,518.48	3,025.00	-506.52	-16.7%	29,868.64	29,642.81	225.83	0.8%
63390 Maintenance Building	168.57	551.98	-383.41	-69.5%	2,867.47	4,134.34	-1,266.87	-30.6%
64000 Pool & Spa Expense	1,138.68	1,150.00	-11.32	-1.0%	16,532.06	17,328.38	-796.32	-4.6%
65000 Payroll Expense	26,991.24	26,200.54	790.70	3.0%	257,771.74	255,228.78	2,542.96	1.0%
71000 Administrative Expense	2,978.52	5,314.49	-2,335.97	-44.0%	34,222.08	35,479.16	-1,257.08	-3.5%
71341 Entrance Light Electricity	11.17	11.53	-0.36	-3.1%	89.56	90.64	-1.08	-1.2%
72000 Insurance Expense	5,139.15	4,227.23	911.92	21.6%	34,105.35	27,517.99	6,587.36	23.9%
72200 Taxes, Licenses, Permits	-5,038.41	-2,090.00	-2,948.41	-141.1%	9,969.41	699.00	9,270.41	1,326.2%
74000 Other Misc Professional Fees	685.00	1,025.98	-340.98	-33.2%	9,277.00	9,617.98	-340.98	-3.5%
91000 Reserve Expense	25,631.60	25,631.60	0.00	0.0%	148,371.17	143,016.00	5,355.17	3.7%
92000 Accrual for Ops & Resv Excess	0.00	0.00	0.00	0.0%	0.00	51,150.96	-51,150.96	-100.0%
Total Expense:	101,211.77	93,786.87	7,424.90	7.9%	845,083.07	867,360.07	-22,277.00	-2.6%
Net Income:	-2,134.98	0.00	-2,134.98		43,042.63	5,404.17	37,638.46	696.5%

Budget Comparison

Comparison Periods: 09/01/26 to 09/30/26 and 01/01/26 to 09/30/26

Accrual Basis | Property: THE OAKS Community Association

Summary

	Actual 09/01/26 - 09/30/26	Budget 09/01/26 - 09/30/26	\$ Change	% Change	Actual YTD 01/01/26 - 09/30/26	Budget 01/01/26 - 09/30/26	\$ Change	% Change
Income:	99,076.79	93,786.87	5,289.92	5.6%	888,125.70	872,764.24	15,361.46	1.8%
Expense:	-101,211.77	-93,786.87	-7,424.90	7.9%	-845,083.07	-867,360.07	22,277.00	2.6%
Other Income & Expense:	0.00	0.00	0.00		0.00	0.00	0.00	
Net Income:	-2,134.98	0.00	-2,134.98		43,042.63	5,404.17	37,638.46	696.5%

Profit & Loss

From 09/01/26 to 09/30/26

Accrual Basis | Property: THE OAKS Community Association

Income

50000 Income	99,076.79
Total Income:	99,076.79

Expense

60000 Operating Expense	28,033.25
61600 Water Distribution System	58.00
61640 Fishing Pond Management	835.00
61650 Community Improvements	10,973.06
62000 Waste Water Treatment Plant	1,088.46
63000 Maintenance Expense	2,518.48
63390 Maintenance Building	168.57
64000 Pool & Spa Expense	1,138.68
65000 Payroll Expense	26,991.24
71000 Administrative Expense	2,978.52
71341 Entrance Light Electricity	11.17
72000 Insurance Expense	5,139.15
72200 Taxes, Licenses, Permits	-5,038.41
74000 Other Misc Professional Fees	685.00
91000 Reserve Expense	25,631.60
Total Expense:	101,211.77
Net Income:	-2,134.98

Summary

Income:	99,076.79
Expense:	-101,211.77
Net Income:	-2,134.98

Balance Sheet

As of 09/30/26

Accrual Basis | Property: THE OAKS Community Association

Assets

Bank	
10000 Operating Cash	19,711.81
10801 Physical Petty Cash	281.10
10802 Bingo	230.48
11150 Operating Cash:Due to Reserves	-327,897.00
12000 Reserves Cash (Total if fully funded)	1,131,134.57
Total Bank	823,460.96
Accounts Receivable	
13000 Accounts Receivable	36,269.89
Total Accounts Receivable	36,269.89
Other Current Asset	
14000 Undeposited Funds	943.50
AA1298 Clearing Account	420.16
Total Other Current Asset	1,363.66
Total Assets:	861,094.51

Liabilities & Equity

Liabilities

Accounts Payable	
30000 Liabilities	32,306.95
Total Accounts Payable	32,306.95
Other Current Liability	
32010 Unearned Revenue	29,576.06
35250 Reserve Exp (spending from Operations)	-67,791.92
36000 Payroll Liabilities	-1,141.50
36100 Payroll Related Liabilities	5,166.08
30254 Income Tax Payable	1,396.00
37275 Contract Liabilities	984,690.00
Total Other Current Liability	951,894.72
Total Liabilities:	984,201.67

Equity

32000 Retained Earnings	-39,090.91
35000 35000 Reserves Equity	-127,058.88
AA3090 Net Income	43,042.63
Total Equity:	-123,107.16
Total Liabilities & Equity:	861,094.51