



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

Wednesday, September 11, 2024

- A. Meeting Called to Order at 6:06pm by Board of Directors President S. Brown
- B. Directors Present: P. Malone, D. Gomez, B. Wyatt, B. Cammarota, A. Hutson, B. Six, S. Brown. Also, present General Manager S. Cook
- C. Open Forum
 - a. Member concerned regarding vehicles with expired tags. General Manager noted that Night Watch will be requested to continue to be vigilant.
 - b. Member Concerned with Speeding in the community. Noted that the Amador Lunch Service vehicle is also a culprit.
 - c. General Manager Noted that a Slide Show display is now available showing future activities and notices for the community. This is in the clubhouse window facing the mailboxes. All are encouraged to take note of the presentation
- D. Results of Executive Meetings: Approved Minutes for both the Executive Meeting and the Suspension and Violation Hearing. Approved 2-year contract for GM Susan Cook. Approve the Suspensions and Violations reported.
- E. Approval of minutes: A. Hutson motioned to approve the 8/14/2024 Regular Meeting Minutes as submitted. P. Malone seconded the motion. Motion passed 7-0-0-0.
- F. Treasurer's Report
 - a. No Comments regarding the Budget Exception Report
 - b. A. Hutson motioned to approve the August 2024 Financial reports as submitted. D. Gomez seconded the motion. Motion Passed 7-0-0-0.
 - c. B. Cammarota motioned to approve the 2025 budget proposal as submitted. P. Malone seconded the motion. Motion passed 7-0-0-0.
 - d. P. Malone motioned to approve the 2024 Mid-Year Budget Review. B. Cammarota seconded the motion. Motion passed 7-0-0-0.
- G. Solar Update: The solar project is expected to GO LIVE the 2nd half of October. Expect to have 2 meter reads that month. One to end the billing period and the second to differentiate between the PGE usage and the new solar usage.
- H. Design Reviews:
 - a. Lot 059: A. Hutson motioned to approve the proposed weed management and landscape changes. B. Wyatt seconded the motion. Motion passed 7-0-0-0.
 - b. Lot 042: B. Cammarota motioned to approve the proposed fence movement. B. Wyatt seconded the motion. Motion passed 7-0-0-0.



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- I. Invoice from member: A member resubmitted a September 2023 invoice. The invoice was previously denied in October 2023. Management did not dispute the work or quality. The invoice was previously denied as it was believed to be volunteer work. The Board discussed that a quote had never been provided and payment had never been discussed. B. Cammarota motioned to deny payment of the invoice. B. Six seconded the motion. Motion Passed
Motion passed 6-1-0-0. Dissenter noted as B. Wyatt.
- J. Painting Overflow/Guest Parking on Oak Drive: Since parking is allowed on the West side of Oak Drive, It was decided at the August 14, 2024 meeting, to paint actual guest/overflow parking spaces so that the parking is more consistent with the rest of the community. I diagram was provided identifying 6 spaces to allocate. An additional space was sized sufficiently to accommodate a parallel parking space but would have blocked access to a community members access to their side yard parking. P. Malone motioned to paint the 6 identified spaces Green, identifying them as Guest/Overflow parking, and to paint the 1 space in question Red so that the members access is not blocked. A. Hutson seconded the motion. The motion passed 4-3-0-0. Dissenters noted as D. Gomez, B. Six, B. Cammarota.
- K. Lot C, RV Space, Solar and Sewer Ponds tour: 3 members of the Board toured the Community identifying community fences (especially those that need work), community areas, viewing the now solar construction and the sewer ponds. It was noted that weeds needed attention at the RV Storage and Sewer ponds.
- L. Fence Quote: A quote was received from D'Fenceman to replace the fence behind lot 044/045/043 (most specifically behind 044) and the Dog Park. The Board wants to see additional quotes and recommended Palisade Fence.
- M. Tree Purchase for front to replace the walnut trees. No action taken pushed to the October Meeting.
- N. Remove Oleander in front on exit side, repair fence and add trees. A. Hutson motioned to authorize to remove/trim oleander sufficient to repair/replace fence along the front. Fence should be of material to match the fence in front of the playground. P. Malone seconded the motion. Motion passed 7-0-0-0.
- O. 2024 Collections Policy Update: Management modified Collections policy to reflect Suspension and Violations hearing on the Second WEDNESDAY of each month. A. Hutson motioned to approve the 2024 Collections Policy as submitted. D. Gomez seconded the motion. Motion passed 7-0-0-0.



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P. Social Committee Update

- a. Use of Megaphone for notification of Events. Board discussed pros and cons using a megaphone to for notification of events. It was suggested to update the board in front increasing the size and adding solar lighting. Add to the October Meeting, Enlarging and updating the Front Notification Board. Manager was instructed to purchase solar lighting ASAP.
- b. Storage Cabinet for Social Committee. Various cabinets were presented ranging in price and vendor. A. Hutson motioned to purchase the recommended Standard Mobile Storage Cabinet 48"X24"X84" at \$756 from Uline. P. Malone Seconded the motion. Motion passed 7-0-0-0.

- Q. A. Hutson motioned to adjourn the meeting. B. Six seconded the motion. Motion passed 7-0-0-0.

Meeting adjourned 8:18pm

Minutes Approved By:

Ann Hutson

Secretary, Ann Hutson (signature)

10/11/2024

Date