



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, 6/11/2025

- A. Meeting Called to Order at 6:00pm by Board of Directors Vice President S. Brown.
- B. Directors Present: A. Tirapelli, G. Pezzi, B. Wyatt, D. Gomez, B. Cammarota, S. Brown. A. Hutson is absent with excuse. General Manager S. Cook is also present.
- C. Open Forum:
 - a. Member asked about pool water quality, and spa yellow tint.
 - i. Director asked about the Fill Valve for the pool and Spa, July meeting Report back why it is not working.
 - b. Member asked about weeds on Cody Drive in the Fire Lane easement.
 - c. Member noted that they appreciate the landscaping crew and think they are doing a good job.
- D. Results of Executive Meetings
 - a. 6/11/2025 Executive Meeting Approved the Minutes for the Executive Meeting as well as the Executive Suspension and Violation Hearings.
 - b. 6/11/2025 Executive Suspension and Violation Hearings. Approved Suspensions and fines as presented.
- E. Minutes:
 - a. G. Pezzi motioned to approve the 5/14/2025 Regular Meeting Minutes. D. Gomez seconded the motion. Motion passed 6-0-0-1.
 - b. G Pezzi motioned to approve the 5/16/2025 Emergency meeting minutes. A. Tirapelli seconded the motion. Motion Passed 6-0-0-1.
- F. Treasurer's Report
 - a. May 2025 Budget Exception Report. No action
 - b. B. Cammarota motioned to accept the May 2025 Financial Statements as presented. A. Tirapelli seconded the motion. Motion Passed 6-0-0-1.
 - c. A. Tirapelli motioned to accept the 2026 Reserves Study as presented. G. Pezzi seconded the motion. Motion passed 6-0-0-1.
- G. Design Review:
 - a. The Board agreed to hear a last-minute design review that was received same day. A. Tirapelli motioned to approve the rock landscaping for lot 172. D. Gomez seconded the motion. Motion passed 6-0-0-1.
- H. Communications:
 - a. Add to Newsletters that it is rattle snake season.



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I. Project Updates

- a. Noted that project update list will be cleaned up and the completed and canceled projects removed.
- b. IT Network/Camera update. Vice President S. Brown recused himself from discussion due to his affiliation with Howe Tech. Let it be noted that General Manager found Howe Tech through her own research and in no way was S. Brown involved in the decision to request a quote. After reviewing 2 additional quotes, (Howe Tech and ITech), the committee recommended proceeding with Howe Tech projects 1 and 2 as outlined in the proposal presented. G. Pezzi motioned to approve Projects 1 and 2 with a cost range of \$16,000 to \$19,408, plus tax and shipping. D. Gomez seconded the motion. Motion Passed 5-0-0-1absent,-1 recused

J. Gate: Gates have been held open due to need for repairs.

- a. G. Pezzi motioned to approve the bid, accepted by GM S. Cook at \$1159.56, which is within her \$2500 discretionary limit. B. Cammarota Seconded the motion. Motion Passed 6-0-0-1.
- b. The board requested to see an additional bid for the Gate Hinge from a Welder a bid was already received which was over \$2,800. If the new bid comes in less than the \$2500 GM has approval to move forward.
- c. It was proposed to improve the life expectancy of the mechanisms that the gate be held open 6pm to 6 pm. No action was taken on this proposal.

K. Disabled parking at lot 136

- a. The member of lot 136 brought to open forum the May 14, 2025, Meeting a request for disabled parking on Oak Road at his location. The Board thoughtfully considered this request. It was noted that the overflow parking would be negatively impacted and could be a potential hazard due to limited visibility. It was also noted that being at the corner of South Oak, such parking could also be a hazard with limited visibility for cars turning from South Oak to Oak Drive and watching vehicles backing out of overflow parking. It was also considered to change 1 of the overflow parking at that location to disabled parking, however due to legal size requirements, we would lose 2 spaces to make the 1 disabled space. The New disabled space would not be for the exclusive use of 136 and as such may defeat his purpose. It was noted that there are 4 disabled parking spots across the street at the clubhouse. No action was taken.

L. Perimeter Fencing Parallel with Buena Vista Road

- a. It has been noted that the along the perimeter of the Association shared between the individual lots along that perimeter and the parcel owner adjacent is in need of repairs at multiple lots. The board considered whether this was a shared fence but decided since the association shares not property and has no direct access to the fences that this is not a shared fence. GM requested to send notice out to the residents to maintain their fence.



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- M. Case Tractor Repairs: Board notified that the Case Tractor is in need of repairs and a quote has been requested. No action needed.
- N. Variable Utility Assessment: Based on the CC&R 12.5 B. Cammarota motioned to modify the "Sewer Assessment" to "Sewer and Variable Utility Assessment" to more accurately represent the charge. D. Gomez seconded the motion. Motion passed 6-0-0-1.
- O. Grants: Staff has been informed that there may be GRANT funds available for several projects to improve the safety of our community. No action necessary but it is the consensus of the Board that staff move forward with this project.
- P. Solar Committee Update: PGE Charges not covered by solar Credits. There are four charges assessed by PGE that were previously included in the standard PGE rate but are not covered by solar credit. These charges are based on kilowatt-hour (kWh) usage, and all households are responsible for incurring them. D. Gomez motioned that billing needs to be updated to reflect the PGE Charges, including all charges incurred since April 2025 billing period. A. Tirapelli seconded the motion. Motion passed 6-0-0-1.
- Q. 2026 Budget Committee. No action.
- R. D. Gomez motioned to adjourn meeting. G. Pezzi seconded the motion. Motion passed 6-0-0-1

Meeting adjourned 8:21pm

Minutes Approved By:

Bambie J. Cammarota
Secretary, Bambie Cammarota (signature)

7/9/25
Date