The Oaks Community Association

5607 Jackson Valley Road ● Ione, CA 95640-9629
Phone 209-274-6056 Fax 209-274-6058
gm@theoaksione.com

Agenda - Board of Directors – REGULAR MEETING

Wednesday April 9,2025 - 6:00 pm

A. Call to Order
B. Pledge of Allegiance
C. Roll Call of Directors
D. Reading of Meeting Rules
E. Open Forum
F. Results of Executive Meeting
    a. 4/9/25 Executive Meeting
    b. 4/9/25 Executive Meeting Hearings and Violations
G. Approval of Minutes:
    a. 3/12/25 Open Meeting Minutes
H. Treasurer's Report
    a. Discussion & Possible Action – March 2025 Budget Exception Report
    b. Discussion & Possible Action March 2025 Reserves Report
    c. Discussion & Possible Action Acceptance of Financial Statements for March 2025
I. Design Review
    a. Discussion & Possible Action Lot 151
    b. Discussion & Possible Action Lot
J. Communications
    a. California Association of Community Manager
K. Project Updates
    a. Discussion & Possible Action Cancel New Parking (in front of RV Lot across the street)
    b. Discussion & Possible Action Mail Kiosk Roof
    c. Discussion & Possible Action ADA Fishpond and Bus Stop Gazebo concrete
    d. Discussion & Possible Action Cameras/ IT update
    e. Discussion & Possible Action Dog Park Gazebo
    f. Discussion & Possible Action Community Roads Bid
    g. Discussion & Possible Action Pool Fence Bid
    h. Discussion & Possible Action Umbrella Canvas
    i. Discussion & Possible Action Pool Side Table(s)
    j. Discussion & Possible Action ReString Playground Fence at park
    k. Discussion & Possible Action Perimeter Fence Bid at 156/157
    l. Discussion & Possible Action- Ford Ranger
        i. Discussion & Possible Action Wipers
        ii. Discussion & Possible Action Transmission
L. Discussion & Possible Action–The Oaks Trailer community use
M. Discussion & Possible Action– Collections Stages

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N. Discussion & Possible Action–Association Maintenance of corners of lots 150 and 148.
O. Discussion & Possible Action–2026 Budget and Elections Calendar
P. Committees Update
    a. Discussion & Possible Action Social
    b. Discussion & Possible Action Budget
    c. Discussion & Possible Action Governing Docs
Q. Future Agenda Items: This item is to Provide Board Members with an Opportunity to Request Items to be Placed on Future Agendas. Not an action item.

R. Adjourn Meeting

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

MARCH 2025 STATEMENTS REVIEW
(NOT SAME AS LEDGERS IN Rent Manager)

General Funds:	Account #		Total	Same Time Last Year
PNC Operating Checking Acct (as of 03/31/2025stmt)	XXXX1262		$72,187.35	$53,061.22
PNC Operating Money Mkt Acct (as of 03/31/2025 stmt)	XXXX5812		$52,949.73	$22,590.19
PNC Petty Cash Checking Acct (as of 03/31/2025 stmt)	XXXX6825		$555.18	$280.91
Petty Cash Fund			$284.38	$1,828.16
	Total General Fund :		$125,976.64	$77,760.48
Reserve Fund: For Repairs & Replacement of Assets				
PNC Insured Money Mkt- Reserves ((as of 03/31/2025 stmt)	XXXX5767		$211,575.02	$136,796.95
PNC Brokerage Account- Reserves ((as of 03/31/2025 stmt)	XXX-XX6638		$374,767.06	$357,190.51
	Total Reserves :	52%	***$586,342.08***	$493,987.46
TOTAL OF ALL TOCA FUNDS :			***$712,318.72***	$571,747.94
2025 Unfunded Reserves Months Payable at			$0.00	$0.00
	Total Due Rsvs Short Term		***$0.00***	$0.00
2025 FULLY FUNDED RESERVES BALANCE TARGET			$ 1,137,174.00	$ 1,137,174.00
RESERVE TARGET (75% of Fully Funded Reserve Target)			$ 852,880.50	
2025 Scheduled Contributions to Reserves			$163,545.58	$ 110,883.06
2025 Unscheduled Amount Due to Reserves			$0.00	
Unscheduled Amounts Due from prior years			$102,992.84	$532,303.48
BALANCE DUE FROM OPERATING TO RESERVES			$ 266,538.42	$ 468,021.76
Social Committee Cash fund			$31.05	$351.65
Bingo Cash Fund			$361.02	$408.40
ACCOUNTS RECEIVABLE:				
Debits (Past due accounts)			$ 31,756.11	$ 26,631.71
Credits (Credits due Members or prepaid invoices)			($12,069.02)	($9,634.35)
Allowance for Doubtful accounts			($5,400.00)	($16,435.81)
Total Accounts Receivable Net Balance:			**$ 14,287.09**	$ 561.55
Prepared by: Susan Cook 4/2/2025				

Balance Sheet

Property: THE OAKS Community Association

As of 03/31/25 (accrual basis)

ASSETS	
Bank	
10000 Operating Cash	116,061.87
10801 Physical Petty Cash	284.32
10802 Bingo	361.02
10803 Social Committee	31.05
11150 Operating Cash:Due to Reserves	-477,863.11
12000 Reserves Cash (Total if fully funded)	1,091,964.63
Total Bank	730,839.78
Accounts Receivable	
13000 Accounts Receivable	31,661.47
Total Accounts Receivable	31,661.47
Other Current Asset	
14000 Undeposited Funds	-864.67
AA1298 Clearing Account	80.00
Total Other Current Asset	-784.67
Other Asset	
21000 Other Assets	5,472.58
Total Other Asset	5,472.58
TOTAL ASSETS	**767,189.16**
LIABILITIES & EQUITY	
Liabilities	
Accounts Payable	
30000 Liabilities	34,350.26
Total Accounts Payable	34,350.26
Other Current Liability	
32010 Unearned Revenue	32,651.46
35250 Reserve Exp (spending from Operations)	-105,606.65
36000 Payroll Liabilities	-753.04
36100 Payroll Related Liabilities	558.56
Total Other Current Liability	-73,149.67
Total Liabilities	-38,799.41
Equity	
32000 Retained Earnings	-63,883.40
35000 35000 Reserves Equity	845,626.27
AA3090 Net Income	24,245.70
Total Equity	805,988.57
TOTAL LIABILITIES & EQUITY	**767,189.16**

Profit & Loss

Property: THE OAKS Community Association

03/01/25 - 03/31/25 (accrual basis)

	Amount
INCOME	
50000 Income	128,168.78
TOTAL INCOME	**128,168.78**
EXPENSE	
60000 Operating Expense	52,568.40
61600 Water Distribution System	239.00
61650 Community Improvements	310.30
62000 Waste Water Treatment Plant	2,529.60
63000 Maintenance Expense	7,057.45
63390 Maintenance Building	406.15
64000 Pool & Spa Expense	2,086.39
65000 Payroll Expense	23,183.42
71000 Administrative Expense	3,737.53
71341 Entrance Light Electricity	11.59
72000 Insurance Expense	1,930.86
72200 Taxes, Licenses, Permits	1,929.00
74000 Other Misc Professional Fees	604.50
91000 Reserve Expense	24,447.00
TOTAL EXPENSE	**121,041.19**
NET INCOME	**7,127.59**

NET INCOME SUMMARY

Income	128,168.78
Expense	-121,041.19
NET INCOME	**7,127.59**

Budget Comparison

Property: THE OAKS Community Association

Comparison Periods: 03/01/25 - 03/31/25 and 01/01/25 - 03/31/25 (accrual basis)

	Actual 03/01/25 - 03/31/25	Budget 03/25 - 03/25	$ Change	% Change	Actual YTD 01/01/25 - 03/31/25	Budget YTD 01/25 - 03/25	$ Change	% Change
INCOME								
50000 Income	128,168.78	100,749.39	27,419.39	27.2 %	373,338.10	318,359.24	54,978.86	17.3 %
TOTAL INCOME	**128,168.78**	**100,749.39**	**27,419.39**	**27.2 %**	**373,338.10**	**318,359.24**	**54,978.86**	**17.3 %**
EXPENSE								
60000 Operating Expense	52,568.40	35,396.12	17,172.28	48.5 %	165,603.22	129,054.81	36,548.41	28.3 %
61600 Water Distribution System	239.00	239.00	0.00	0.0 %	347.00	401.00	-54.00	-13.5 %
61650 Community Improvements	310.30	1,666.68	-1,356.38	-81.4 %	278.77	5,000.04	-4,721.27	-94.4 %
62000 Waste Water Treatment Plant	2,529.60	1,080.00	1,449.60	134.2 %	10,679.54	6,929.00	3,750.54	54.1 %
63000 Maintenance Expense	7,057.45	3,216.68	3,840.77	119.4 %	18,335.77	9,650.04	8,685.73	90.0 %
63390 Maintenance Building	406.15	462.09	-55.94	-12.1 %	1,121.15	1,386.27	-265.12	-19.1 %
64000 Pool & Spa Expense	2,086.39	1,215.91	870.48	71.6 %	6,502.62	3,604.61	2,898.01	80.4 %
65000 Payroll Expense	23,183.42	25,663.21	-2,479.79	-9.7 %	73,733.48	88,991.18	-15,257.70	-17.1 %
71000 Administrative Expense	3,737.53	3,794.75	-57.22	-1.5 %	9,823.87	11,248.41	-1,424.54	-12.7 %
71341 Entrance Light Electricity	11.59	3.59	8.00	222.8 %	34.48	10.77	23.71	220.1 %
72000 Insurance Expense	1,930.86	2,269.77	-338.91	-14.9 %	6,011.22	7,200.19	-1,188.97	-16.5 %
72200 Taxes, Licenses, Permits	1,929.00	111.25	1,817.75	1,633.9 %	6,072.93	2,912.50	3,160.43	108.5 %
74000 Other Misc Professional Fees	604.50	1,183.34	-578.84	-48.9 %	3,172.95	3,895.02	-722.07	-18.5 %
91000 Reserve Expense	24,447.00	24,447.00	0.00	0.0 %	47,375.40	48,075.40	-700.00	-1.5 %
TOTAL EXPENSE	**121,041.19**	**100,749.39**	**20,291.80**	**20.1 %**	**349,092.40**	**318,359.24**	**30,733.16**	**9.7 %**
NET INCOME	**7,127.59**	**0.00**	**7,127.59**		**24,245.70**	**0.00**	**24,245.70**	
NET INCOME SUMMARY								
Income	128,168.78	100,749.39	27,419.39	27.2 %	373,338.10	318,359.24	54,978.86	17.3 %
Expense	-121,041.19	-100,749.39	-20,291.80	20.1 %	-349,092.40	-318,359.24	-30,733.16	9.7 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
NET INCOME	**7,127.59**	**0.00**	**7,127.59**		**24,245.70**	**0.00**	**24,245.70**	