



# 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 –Regular Meeting

Wednesday, May 14, 2025

- A. Meeting Called to Order at 6:01pm by Board of Directors President A. Hutson
- B. Directors Present: Directors Present: A. Tirapelli, G. Pezzi, B. Wyatt, B. Cammarota, S. Brown and A. Hutson. D. Gomez was present via Video. GM S. Cook was also present.

### C. Open Forum

- a. Member made statement following up on complaint regarding dog attack. Several other members spoke up complaining. S. Brown Motioned to inform the dog owner/member that the dog is no longer allowed in any common area including the dog park and the street. Furthermore, the dog is to be secured in a kennel or behind a 6 ft secure fence, and for the safety of the meter reader the dog is to be secured away from the meters on days that the meters are being read. The notice is to be hand delivered as well as mailed to be effective immediately. B. Cammarota seconded the motion. Motion passed 6-1-0-0. A. Tirapelli was the dissenting vote.
- b. Member requested to remove the red paint from the private wheelchair ramp on his property and to install a disabled parking space at the south end of his residence. The Board informed the member that his request would be taken under advisement and would be added to the June 11, 2025, Regular Meeting.

Break was taken from 7:00pm to 7:05pm

### D. Results of Executive Meetings

- a. 5/14/2025 Executive meetings: Approved the 4/9/2025 Executive Meeting and 4/9/2025 Suspension and Violation Hearing Minutes.
- b. 5/14/2025 Suspension and Violation Hearing: denied 2 requests for fee waivers and approved 1 request for fee waiver.

- E. Minutes: S. Brown motioned to approve the 4/9/2025 minutes with amendments adding costs to the approved bids at Item I. f and I. k. G. Pezzi seconded the motion. Motion passed 7-0-0-0.

### F. Treasurer's Report

- a. April 2025 Budget Exception Report: no questions, no action required
- b. B. Cammarota motioned to accept the April Financial Statements as stated. S. Brown seconded the motion. Motion passed 7-0-0-0.
- c. 2026 Reserve Study 1st draft has been received and is acceptable to be used for the budget committee but there was a discrepancy between the full and the member drafts and was sent back for corrections.



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## G. Design Review

- a. Lot 097- Request to replace skirting to match siding. S. Brown motioned to approve the design request. G. Pezzi seconded the motion. Motion passed 7-0-0-0.
- b. Lot 060- Request to amend the posts supporting the front awning and carport. Concerns were expressed regarding if a permit was received as it does not appear that a 3 ft set back was observed and posts have already been placed and they are directly on the property line, which has the potential to impact vehicles parking in the adjacent overflow parking. Additionally, there is concerns whether the design will support wind shear during a storm. S. Brown motioned to deny the request and allow 60 days for the owner to obtain a permit or work that has already been completed will need to be returned to original condition. G. Pezzi seconded the motion. Motion passed 7-0-0-0.
- c. Lot 198- request to close the 2022 design request pending confirmation that no permit is required. S. Brown noted that per July 2022 minutes not only was a permit being required but also an engineering report. S. Brown motioned to continue to require the permit and engineering report. B. Cammarota seconded the motion. Motion passed 7-0-0-0.
- d. Lot 118- Request to modify current design review changing from concrete in front to peat gravel. Photos were presented on the finished product. S. Brown motioned to approve the changes. A. Tirapelli seconded the motion. Motion passed 7-0-0-0.
- e. Lot 139- Request to paint exterior of home. S. Brown motioned to approve. A. Tirapelli seconded the motion. Motion passed 7-0-0-0.

## H. Communications: GM S. Cook completed courses earning the CFAM (Certified Financial Association Manager) No Action Required

- I. Maintenance/Landscaping of equipment on corners of lots 148, 151 and 147. S. Brown motioned that any homeowner with a corner that has utilities and is adjacent to overflow parking, willing to fence and leave vacant, may request that the association maintain the corner, this may include modifying the landscaping to a minimal maintenance. This impacts lots 151, 150, 148, 147, 142, 123, 122, 005. G. Pezzi seconded the motion. Motion passed 5-0-0-1. D. Gomez lost connection as GM S. Cook phone died. Noted as absent. B. Cammarota recused self from vote, as she is one of the impacted lots.

Lost video connection with D. Gomez.

## J. Project Updates

- a. IT Network/ Camera Committee Update. Spark Alliance has still not provided the details of the proposal presented earlier in the year. GM S. Cook has obtained 2 additional quotes for the IT Network/Camera Committee to review. One of the quotes is from a company that S. Brown is friendly with. S. Brown is recusing himself from the committee. President A. Hutson appointed D. Gomez to replace S. Brown.
- b. Drainage Ditch/SprayField Bid: Engineering the trench is not seen as necessary and the cost too high. S. Brown motioned to get a quote for a natural construction or



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excavation company to dig the trench. B. Cammarota seconded the motion. Motion passed 6-0-0-1.

- c. ADA Compliance ramp for fishpond and bus stop: B. Cammarota motioned to table the discussion to receive additional bids. G. Pezzi seconded the motion. Motion passed 6-0-0-1.

K. New BusStop parking Bid: Bid Received to add 4 additional overflow parking spaces at the fire exit gate behind the playground across from lot 001. S. Brown motioned to approve the bid at \$10889.00. A. Tirapelli seconded the motion. Motion passed 6-0-0-1.

L. Perimeter Fencing. The Board has requested that 2012 minutes be found, if possible, regarding the lawsuit where perimeter owned lots were paid to repair fences but did not. Additionally, GM S. Cook was requested to get a quotes to repair replace the perimeter fence that backs to the property parallel with Buena Vista Road. 1. Just lot 26, and additional full perimeter that parallels Buena Vista Road. As well as varying costs for wood vs chain-link with privacy slats to match the front.

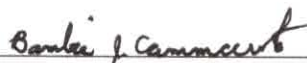
## M. Committee Update

- a. Solar- No update
- b. Social Committee- Meeting set Saturday May 17, 2025
- c. 2026 Budget Committee-Meeting set Wednesday, May 21, 2025
- d. Governing Docs Committee- Meeting set Friday, May 23, 2025

N. S. Brown motioned to adjourn meeting. B. Cammarota seconded the motion. Motion passed 6-0-0-1.

Meeting adjourned 8:59pm

Minutes Approved By:

  
Secretary, Bambie Cammarota (signature)

06/12/25  
Date