



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, 12/11/2024

- A. Meeting Called to Order at 6:03pm by Board of Directors President S. Brown.
- B. Directors Present: D. Gomez, B. Cammarota, A. Hutson, B. Six, S. Brown. Director P. Malone was absent with excuse and B. Wyatt was absent without excuse. Also present was General Manager S. Cook
- C. No Reading of the Meeting Rules
- D. Open Forum- No new business or member comments.
- E. P. Malone verbally submitted his resignation to General Manager S. Cook on 11/26/2024 at approximately 2:15pm. A letter was sent to P. Malone confirming receipt of his verbal resignation and informing him that his resignation would be made official at the 12/11/2024 Regular meeting, unless he attended and withdrew his resignation. P. Malone is not present to withdraw his resignation. A. Hutson motioned to accept the resignation of P. Malone. B. Six seconded the motion. Motion passed 5-0-0-2. As of now board shows 5 present 1 absent and 1 vacant seat. Quorum still met.
- F. Results of Executive Meetings.

Executive Meeting: Approved Employee Bonuses
Executive Suspension and Violation Hearings: Approved a request to Waive a violation.
Approved the rest of the Suspensions, Violations and fines as presented.
- G. Approval of Minutes:
 - a. B. Cammarota motioned to approve the 11/13/2024 Executive Meeting minutes as presented. A. Hutson seconded the motion. Motion passed 5-0-0-1-1 vacant seat
 - b. A. Hutson motioned to approve the 11/13/2024 Suspension and Violation Hearings Minutes as presented. B. Cammarota seconded the motion. Motion Passed 5-0-0-1-1 vacant seat.
 - c. D. Gomez motion to approve the 11/13/2024 Regular Meeting minutes as presented. B. Cammarota seconded the motion. Motion passed 5-0-0-1-1 vacant seat.
- H. Treasurer's Report
 - a. November 2024 Budget Exception Report. No questions or comments.
 - b. A. Hutson motioned to accept the November 2024 Financial Statements. B. Six seconded the motion. Motion passed 5-0-0-1-1 vacant seat.
- I. Communications: Solar update. Still in progress awaiting Final Inspection



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J. Design Review:

- a. A. Hutson motioned to approve the design review to replace the roof with like kind material for lot 208. B. Cammarota seconded the motion. Motion passed 5-0-0-1-1 vacant seat.
- b. A. Hutson motioned to approve the design review for installing handrails on front steps for lot 146. B. Cammarota seconded the motion. Motion passed 5-0-0-1-1 vacant seat.

K. Invoice Approval:

- a. D. Gomez motioned to accept invoice INV102071 for Schwartz, Giannini Lantsberger and Adamson. B. Cammarota seconded the motion. Motion passed 5-0-0-1-1 vacant seat.
- b. A. Hutson motioned to accept the 2 invoices 21818 and 21902 for Tommy's Garage. B. Six seconded the motion. Motion passed 5-0-0-1-1 vacant seat. Board President S. Brown requested all repair invoices for both vehicles be compiled for next meeting.

L. No action taken for the consultation agreement from WGA Civil Engineering consultant. President S. Brown requested the General Manager obtain additional information as to what the agreement includes and a max amount.

M. No action requested for the new Module for Door King. Presentation was not ready.

N. B. Six motioned to adjourn meeting. A. Hutson seconded the motion. Motion passed 5-0-0-1-1 vacant seat..

Meeting adjourned 7:06pm

Minutes Approved By:

Bambie G. Cammarota
Secretary, Ann Hutson (signature)
SECRETARY, BAMBIE CAMMAROTA

01/08/25
Date