



# 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, February 11, 2026

- A. Meeting Called to Order at 6:01pm by 2025 Board of Directors President G. Pezzi
- B. Directors Present: C. Buro, M. Turney, D. Gomez, B. Cammarota, S. Brown and G. Pezzi.  
B. Wyatt arrived late at 6:04pm. GM S. Cook was in attendance.
- C. Election of Officers
  - a. Secretary: S. Brown
  - b. Treasurer: M. Turney
  - c. Vice President: B. Cammarota
  - d. President: G. PezziAll votes were unanimous.
- D. Board Manual/SOG Update: Emergency plan and BOD Manual in Director binders in process of updating information S. Brown motioned to include tabbed sections for each utility in the emergency section at the front of the binders. That EMERGENCY PLAN section should also be placed in a folder to be stored with easy access in the front office. M. Turney seconded the motion. Motion Passed 7-0-0-1.
- E. Open Forum:
  - a. Why is clubhouse update taking so long? G. Pezzi explained
  - b. How is Remodel being funded? Remodel is being funded through insurance payment. Keeping in mind that the Reserve study had some clubhouse items slated for update in 2026 and 2027. These will now be pushed way out.
  - c. When will bingo restart? Per management we will try to have next week in February but cannot be guaranteed.
- F. Results of 2/11/2026 Executive Meeting. The Board approved the minutes of the 12/11/2025 Executive Meeting and Executive Suspension and Violation Hearings.
- G. Results of the 2/11/2026 Executive Suspension and Violation Hearings. The Board waived 1 violation and approved the remaining violations and fines based on the February Suspension Report and the February Violation Report.
- H. Approval of Minutes
  - a. S. Brown Motioned to approve the Minutes of the 12/10/2025 Regular Meeting. B. Cammarota seconded the motion. Motion passed 7-0-0-0.
  - b. S. Brown Motioned to approve the Minutes of the 12/29/2025 Special Meeting. D. Gomez seconded the motion. Motion passed 7-0-0-0.
  - c. S. Brown Motioned to approve the Minutes of the 1/14/2026 Annual Meeting. B. Cammarota seconded the motion. Motion passed 7-0-0-0.



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## I. Treasurer's Report:

- a. 2025 Budget Exception Report- no action required
  - b. S. Brown motioned to approve the December 2025 Financial Statements. D. Gomez seconded the motion. Motion passed 7-0-0-0.
  - c. S. Brown motioned to approve the January 2026 Financial Statements. B. Cammarota seconded the motion. Motion passed 7-0-0-0.
  - d. Reviewed the Reserve Study- 00100-29000-990- Utilities. The Utility Infrastructure is included, but not at a sustainable value. GM will discuss with the reserve study group as the 2027 reserve study is being prepared.
  - e. Reviewed Utility billing and expenses explained why the unattributed utilities are necessary and how they are being used. No action necessary.
  - f. S. Brown motioned to approve the \$575 contract for the 2027 Reserve Study update. A site visit is not required. B. Cammarota seconded the motion. Motion passed 7-0-0-0.
  - g. 2025 Financial Review. The CPA who did the 2024 Financial Review and taxes, has opted to not provide a quote for the 2025 Financial Review and taxes. He did provide 2 references and I am awaiting quotes.
- J. Solar Update: For the billing period 12/11/2025 to 1/11/2026 the main meter used 52,023 kwh and has a credit of 209,224 kwh. The solar cycle ends 2/15/2026. GM instructed to confirm carryover credit with PGE.
- K. Design Review: NONE
- L. Handicap Parking at overflow parking at Park Circle and Cody Drive, nearest Lot 060 on Park Circle. The Board had previously approved 2 spaces to be converted to 1 handicap space, on a trial basis. It has been discovered that the removal of the 1 space is not in the best interest of the community at large. D. Gomez motioned to return the handicap space back to 2 regular parking spaces. M. Turney seconded the motion. Motion passed 7-0-0-0.
- M. The Association has been contacted by a representative of Verizon wanting to lease a 50ft x 50ft section of land behind the RV storage for a Cell Tower. The Board is in favor of such a lease but has additional questions and instructed the GM to follow up on those questions.
- N. Clubhouse repair. Clubhouse is remodel in still in process nearing completion. No action taken.
- O. Back up Transformer: Several companies have been contacted and I am awaiting quotes. The Board authorized refurbished options.
- P. S. Brown motioned to approve the 2027 Budget and Election Calendar as submitted. M. Turney seconded the motion. Motion passed 7-0-0-0. It was noted that a balloted election



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must be held once every 3 years. The association had election by acclamation in the prior 2 years so the 2027 election MUST be a balloted election.

- Q. The Board assigned themselves to the 2026 Financial Review Calendar.
- R. S. Brown motioned to approve the Legal Services Client advantage contract for the term 2/21/2026 to 2/20/2027. D. Gomez seconded the motion. Motion passed 7-0-0-0.
- S. 2026 Committee Assignments.

### SOCIAL COMMITTEE

(Director) –D. Gomez  
 (Director) – S. Brown  
 (Resident) – Mia Gomez  
 (Resident) – Toni Gutherz  
 Susan Cook (General Manager)

### ARCHITECTURAL COMMITTEE

(Director) –M. Turney  
 (Director) –B. Wyatt  
 (Resident) – \_\_\_\_\_  
 (Resident) – \_\_\_\_\_  
 Susan Cook (General Manager)

### 2027 GOVERNING DOCS COMMITTEE

(Director) –B. Cammarota  
 (Director) –S. Brown  
 (Resident) – \_\_\_\_\_  
 (Resident) – \_\_\_\_\_  
 Susan Cook (General Manager)

### 2027 BUDGET COMMITTEE

(Director) –G. Pezzi  
 (Director) –M. Turney  
 (Resident) – \_\_\_\_\_  
 (Resident) – \_\_\_\_\_  
 Susan Cook (General Manager)

### POND COMMITTEE

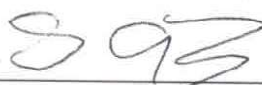
(Director) –C. Boro  
 (Director) –B. Wyatt  
 (Resident) – \_\_\_\_\_  
 (Resident) – \_\_\_\_\_  
 Susan Cook (General Manager)

### COMMON AREA INFRASTRUCTURE COMMITTEE

(Director) –G. Pezzi  
 (Director) –D. Gomez  
 (Resident) – \_\_\_\_\_  
 (Resident) – \_\_\_\_\_  
 Susan Cook (General Manager)

- T. Future Agenda Items
  - 1. Projects list
  - 2. Standing water in front of the community- include options.
- U. D. Gomez motioned to adjourn the meeting. S. Brown seconded the motion. Motion passed 7-0-0-0.

Meeting adjourned 7:44pm  
Minutes Approved By:

  
 Secretary, Stephen Brown (signature)

  
 Date