



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, September 10, 2025

- A. Meeting Called to Order at 6:00 by Board of Directors President G. Pezzi
- B. Directors Present: M. Turney, D. Gomez, B. Cammarota, S. Brown, G. Pezzi. Absent with Excuse are A. Tirapelli & B. Wyatt. General Manager S. Cook was also Present.
- C. Open Forum:
 - a. Member noted seeing the dog that has been restricted to the lot of residence and or lot visiting was being walked throughout the community.
- D. Results of the Executive Meetings
 - a. 9/10/2025 Executive Meeting: Approved the 8/13/2025 Executive Meeting, and the Executive Suspension and Violation Hearing Minutes. Also approved a Notice of Default
 - b. 9/10/2025 Executive Suspension and Violation Hearings: Approved the Suspension Report for the members Not in Good Standing.
- E. S. Brown Motioned to approve the authorization for the attorney to report a lien after proper notification as required by law. B. Cammarota seconded the motion. Motion passed 5-0-0-2.
- F. Minutes:
 - a. S. Brown motioned to approve as presented the 8/13/2025 Regular Meeting Minutes. M. Turney seconded the motion. Motion Passed 5-0-0-2.
 - b. S Brown motioned to approve as presented the 8/26/2025 Special Meeting Minutes. B. Cammarota seconded the motion. Motion Passed 5-0-0-2.
 - c. B. Cammarota motioned to approve as presented the 9/2/2025 Emergency Meeting Minutes. S. Brown motioned to amend the motion and add to the 9/2/2025 Emergency Meeting Minutes “Item F. Manager did not have time to post the agenda. B. Cammarota seconded the amended motion. Motion passed 5-0-0-2.
- G. Treasurer’s Report:
 - a. August 2025 Budget Exception Report: No Action
 - b. S. Brown motioned to accept as presented the August 2025 Financial Statements. M. Turney seconded the motion. Motion Passed 5-0-0-2.
 - c. S. Brown motioned to approve the Revised 2024 Financial Review showing the write-off of the amount due to the Reserve Funds from years past, bringing the Association back into compliance with the Davis Stirling Act. B. Cammarota seconded the motion. Motion Passed 5-0-0-2.



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- H. Solar Update: August production was at 86% Contacted Onyx, due to soiling. Wash will be scheduled based on Cost/Revenue analysis. No PG&E bill was received in August. No action taken.
- I. Design Review: No Reviews for the Board
- J. Homeless Traffic from West Park gate. GM instructed to see what can be done to better secure the gate.
- K. WTP Conversion to Parking. re-quote in the future when also have funds for Asphalt. GM instructed to quote repair/replace shared fence between lot 194 and WTP.
- L. Pool Fencing. GM instructed to obtain a re-quote to secure necessary posts and repair gate.
- M. Front signs: Quote from Merzlak was not received. No action taken
- N. Minimizing fire risk from neighbor on East between The Oaks and Buena Vista Road:
 - a. GM instructed to send letter requesting access from property owner for Amador Fire Safe Council to tour and assess for programs to mitigate the fire hazard by creating a defensible space.
 - b. If letter is not responded to by 9/30/2025 GM is instructed to contact the attorney to write a letter advising the property owner of their liability.
 - c. GM also instructed to contact JVFD Chief regarding finding out who the State Fire Mitigation representative is.
- O. Member use of trailer:
 - a. S. Brown motioned to not allow members use of trailer. D. Gomez seconded the motion. Motion Passed 5-0-0-2.
 - b. General Manager instructed to find and develop relationships for Hauling services that members could be referred to.
 - c. General Manager instructed to review and re quote with landscaping companies, contract should include ALL landscaping services, including, if possible, the Monday and Friday pickups, Weed Spray, and seasonal landscaping firebreak services etc.
- P. BOD Using Member Portal for BOD Business. GM is learning additional services offered by the Property Management system including BOD communications and Documents and Committee options. As these services and learned and accessed they will be instituted. No Action Taken
- Q. November BOD Meeting: General Manager Susan Cook will be out of state for the November Meeting. The Board requested GM to make Jessica available to attend the meeting.



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R. Committee Updates:

a. Social Committee

- i. Committee Met 8/25/2025 to discuss Halloween and October budget.
Purchased items for October Halloween Event 10/25/2025.
- ii. Committee: Elected to sponsor a Christmas Tree Lighting Activity
 1. 12/6/2025: Ornament Making- Supplies donated by T. Gutherz and S. Cook
 2. 12/13/2025 Tree Lighting with Hot Chocolate and Cookies donated by S. Cook, T. Gutherz, M. Gomez and B. Cammarota.
- iii. Next Meeting October 8, 2025, at 10 am to begin discussions on 2026 activities.
- iv. No action taken

b. Architectural Committee:

- i. R. Lopez volunteered to be appointed to the committee.
- ii. Committee reviewed and approved 3 Design reviews
 1. Lot 182- Remove and Replace Front White Picket Fence
 2. Lot 144- Repair and Replace parts of Front Deck
 3. Lot 207- Landscaping of Front yard to include Paving stones.
- iii. No action taken

S. B. Cammarota motioned to adjourn meeting. S. Brown seconded the motion. Motion passed 5-0-0-2.

Meeting adjourned 7:51pm

Minutes Approved By:

Bamblie J. Cammarota
Secretary, Bamblie Cammarota (signature)

OCT 8, 2025
Date