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 SEPTEMBER 9, 2026 - 6:00 pm

A. Call to Order
    a. Pledge of Allegiance
    b. Roll Call of Directors
B. Open Forum
    a. Reading of Meeting Rules
C. Results of Executive Meeting
    a. 8/28/2026Executive Meeting
    b. 9/3/2026 Executive Meeting
    c. 9/9/2026 Executive Meeting
    d. 9/9/2026 Executive Meeting Hearings and Violations
D. Approval of Minutes:
    a. 8/12/2026Open Meeting Minutes
E. Treasurer's Report
    a. Acceptance of Financial Statements for June 2026
    b. Discussion & Possible Action– Clarification Member Comment regarding Payroll percentage of budget
    c. Discussion & Possible Action–Proposed 2027 Budget
    d. Discussion & Possible Action: Lien Request- acct 353
F. Solar
    a. Discussion & Possible Action– Solar Update
G. Design Review
    a. Lot
H. Discussion & Possible Action–Rules and Regulations 28 Day Member Comments
I. Discussion & Possible Action–Extended Off Season Clubhouse hours
J. Discussion & Possible Action –Project Updates
    a. Discussion & Possible Action – O'Reilly's Reimbursement for Ranger
    b. Discussion & Possible Action – Valve Installation
    c. Discussion & Possible Action –Red Oak Storm Drain and Road Repair
    d. Discussion & Possible Action –Electric heater for spa
    e. Discussion & Possible Action –Decommission and Remove Golf Cart
    f. Discussion & Possible Action – Bus Stop Gazebo ADA Ramp
    g. Discussion & Possible Action –Fishing Pond Gazebo ADA Ramp, Maintenance access and ADA Parking
    h. Discussion & Possible Action –Gravel For RV LOT
    i. Discussion & Possible Action –Cameras For RV Lot
    j. Front Office and Back Office Mini Split Systems
    k. Discussion & Possible Action –West Park Well Abandonment
    l. Discussion & Possible Action – WWTP Recommission of Spray Field
    m. Discussion & Possible Action –Fire Break on Property between The Oaks and Buena Vista

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n. Discussion & Possible Action –Meter Compliance
o. Discussion & Possible Action –Costco Generator Purchase
p. Discussion & Possible Action –Transformer Purchase
q. Discussion & Possible Action –Verizon Cell Tower
r. Discussion & Possible Action –New Parking at Water Treatment plant
s. Discussion & Possible Action –Restring playground fence and park to include more in the fenced area.
t. Discussion & Possible Action – Asset Inventory input and Preventative Maintenance Schedule

K. Discussion & Possible Action –Committee Updates
   a. Governing Docs
   b. 2027 Budget
   c. Social Committee
   d. Common Area Infrastructure
   e. Pond
      i. Pond Stocking
   f. Architectural

L. Future Agenda Items: This item is to Provide Board Members an Opportunity to Request Items to be Placed on Future Agendas. Not an action item.

M. Adjourn Meeting

REMOTE BOARD MEETING

Homeowners Now Have The Option To Attend An Open Board Meeting From Home (Remotely).

https://teams.microsoft.com/meet/2643695917513?p=2ML3iOITYaocDWpopy

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.