

# The Oaks Community Association

5607 Jackson Valley Road • Lone, CA 95640-9629

Phone 209-274-6056 Fax 209-274-6058

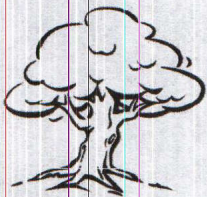
GM@theoaksione.com

## Meeting Minutes –Open Session Meeting

Tuesday, June 13, 2023

- A. Meeting Called to Order at 6:00pm by Board of Directors President C. Levin
- B. Directors Present: C. Sisson, S. Brown, A. Hutson, R. Lopez, S. Sanchez, C. Levin. Bill Six seated at 6:10pm after election
- C. Election to appoint a director to fill the seat of R. Kaye who resigned May 9, 2023. Self-nominations were received from Bill Six and Michelle Celilio, who were both present at the meeting. Also present was Jennifer Weaver. Jennifer expressed interest but had not returned the self-nomination form by Friday June 9, 2023. Jennifer withdrew because she had not submitted her self-nomination form. The directors submitted blind votes with B. Six receiving 3 votes and M. Celilio receiving 3 votes. M. Celilio withdrew her name prior to the second vote. S. Brown Motioned to accept B. Six nomination. A. Hutson seconded the motion. Motion Passed 6-0-0-0. B. Six was seated at 6:10pm.
- D. Open Forum Discussions
  - a. Residents having more than 2 pets. The General Manager will address with items reminders in billing insert and Newsletter. Also suggested was a "Welcome to the Neighborhood" highlighting Some important features and rules.
  - b. AT&T bad Infrastructure. The Resident has issues of them digging in the yard. Informed resident that there is an easement in place. Though notice must be given, utilities have the right to make repairs.
  - c. Speeding on the main road. The General Manager will address with reminder in the billing insert and Newsletter. Additional signs will research, cost etc. Also, it was noted that the Association may be in possession of temporary speed bumps, this will also be researched, and a quantity found; Cost for new temporary speed bumps will also be researched.
  - d. Park Circle has significate "Pothole" near speed bump in front of lot 62. Have maintenance evaluate and make recommendations. Ask Consolidated Engineering to come out and requote. Address most critical items. Put seal on hold for further evaluation.
- E. Results of Executive Meetings
  - a. 5/23/23 Lien approved, Violations reviewed and approved to continue through the system.
  - b. 6/16/2023 Delinquent Account update.
- F. S. Brown motioned to approve the 5/9/2023 minutes. A. Hutson seconded the motion. Motion passed 6-0-1-0. B. Six abstained as he was not present at the prior meeting as a Board Member.





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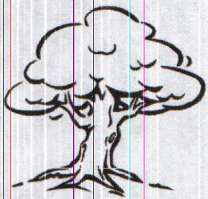
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- G. No comments on the over budget report. C. Sisson motioned to accept the May 2023 Financial Statements. A. Hutson seconded the motion. Motion passed 7-0-0-0.
- H. Discussion on the Mid Year Budget review tabled to July.
- I. 2024 Budget Committee formed. C. Levin, R. Lopez, J. Weaver, M. Celilio. General Manager S. Cook. First Meeting to be Thursday; July 20, 2023, at 5:30pm
- J. Solar Update: construction to begin in the Fall.
- K. Solar True-up. The PPS is subject to disclosure during the sale and therefore will be handled in negotiations. Rules and Regulations will need to be updated. The Escrow Demand will also need to be updated to include the YTD utility usage against the total allotment.
- L. C. Levin motioned to approve the design review for lot 182. C. Sisson seconded the motion. Motion passed 7-0-0-0
- M. Discussion regarding selling tablet tabled for further research.
- N. C. Levin motioned to Quote Additional Parking for ABEFG identified in the recommendations presented by the Parking Committee. Items C and D move forward with. A. Hutson seconded the motion. Motion passed 6-1-0-0.
- O. S. Brown motioned to approve the Hold Harmless Agreement written by S. Cook with modifications discussed. A. Hutson seconded the motion. Motion passed 6-1-0-0.
- P. No discussion regarding the Volcano Contract negotiations. Tabled for next update.
- Q. S. Brown motioned to hire a professional to evaluate the health of fishing pond and make determination regarding trimming around.. S. Sanchez seconded the motion. Motion passed 7-0-0-0.
- R. S. Brown motioned to replace the term "Attractive" in the Rules and Regulations, under Lot Maintenance #2 with the term "Undeteriorated."
- S. S. Brown motioned to remove the term Garbage Can from the Rules and Regulations, under Lot Maintenance #4, and add #6 "Garbage cans must be stored toward the rear of carports, in the back yard or in the garage." C. Levin seconded the motion. Motion passed 6-0-0-1.
- T. S. Brown motioned to renew the Movie License. C. Sisson seconded the motion. Motion passed 5-2-0-0.





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- U. Movie Night Friday June 30m 2023 6-8 Showing Super Mario Brothers. Will need to rent or purchase.
- V. Pond Gazebo is being installed in the next day or 2, the bus stop gazebo will be installed next week. The park gazebo will be installed after painting roads.
- W. S. Sanchez would like to see PGE Electricity Usage history. Main Meter by month 2023.z
- X. A. Hutson motioned to adjourn the meeting. S. Brown seconded the motion. Motion passed 7-0-0-0.

Meeting adjourned 8:35 pm

Minutes Approved By:

Secretary, Colleen Sisson (signature)

Date