



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, May 13, 2026

- A. Meeting Called to Order at 6:06pm by Board of Directors President G. Pezzi
 - a. Directors Present: C. Boro, B. Wyatt, M. Turney, B. Cammarota, S. Brown, G. Pezzi. D.Gomez was absent with excuse. General Manager S. Cook was also present.

- B. Open Forum
 - a. Discussion regarding the palm tree fronds- sited as a fire hazard in addition to habitat for rodents. Affirmed that Management will contact Clark Pest Control.
 - b. Concerns expressed regarding the Artesian well on West Park. Questions whether water under house is connected.
 - c. Concerns expressed regarding actions being taken to prevent additional sewage back-ups
 - d. Concerns expressed regarding weeds in Dog Park
 - e. Concerns expressed about why equipment being stored in back of work vehicles instead of secured. Noted that one of our older blowers was stolen out of the truck at the clubhouse on Sunday.

- C. Results of Executive Meetings.
 - a. 5/13/2026 Executive Meeting: Approved Minutes of both the 4/8/26 Executive Meeting and 4/8/2026 Executive Suspension and Violation Hearings.
 - b. 5/13/2026 Executive Suspension and Violation Hearings: Approved Violations

- D. Approval of Minutes:
 - a. S. Brown motioned to approve the Minutes of the 4/8/2026 Regular Meeting. B. Cammarota seconded the motion. Motion passed 6-0-0-1.

- E. Treasurer's Report
 - a. S. Brown motioned to accept the May 2026 Financial Statements. M. Turney seconded the motion. Motion passed 6-0-0-1.
 - b. S. Brown motioned to approve the 2027 Reserve Study. B. Cammarota seconded the motion. Motion passed 6-0-0-1.
 - c. S. Brown motioned to approve the 2025 Financial Review. B. Cammarota seconded the motion. Motion passed 6-0-0-1.
 - d. Reviewed CD's. No action required.

- F. Solar update: For Billing Period 3/13/2026 to 4/12/2026 solar was produced at 95% of anticipated. We have a cumulative usage CREDIT of 99,337 kwh. We ended the last true-up cycle with a CREDIT of 227,108.165584 kwh which we paid \$0.106 per kwh or \$24,073.47. We were compensated for the Net Surplus Credit at \$.03025 per kwh or \$6870.02. No action was required. S. Brown to research actual contract.



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- G. Design Review: Lot 130. M. Turney motion to deny the request pending information regarding the support of the awning. B. Wyatt seconded the motion. Motion passed 6-0-0-1.
- H. Front of Community Drainage: B. Wyatt motioned to hire technical assistance for advise as to how to drain the front drainage ditch. S. Brown seconded the motion. Motion passed 6-0-0-1.
- I. Park Manager Training update: General Manager S. Cook completed the mandatory SB869 training, with Jessica also in attendance. Consequently, the Association has fulfilled its compliance requirements for the next two years.- No action required.
- J. Meter Compliance. The Association is working to bring all meters into compliance. It was noted that if you meter is not in compliance it DOES NOT mean that it is not reading correctly. No action required.
- K. Posting Meeting Agenda and Documents on the Website. This month the Association Financials were posted with the Regular meeting agenda. Each director has been given a log in for the BOARD access to retrieve meeting materials before the meeting. No action Required.
- L. Transformer update: Funds were made available in the reserves for the purchase of the Transformer to have on hand. S. Brown motioned to move forward with the purchase using reserve funds per the quote received from Sunbelt Solomon, and allow up to \$1,000 for appropriate storage. B. Cammarota seconded the motion. Motion passed 6-0-0-1.
- M. Clubhouse Pool Table: Discussion tabled to next meeting.
- N. Project Updates: No action Required
- O. Road Project update: Discussion tabled to next meeting. GM S. Cook to request bid modified to a 12 inch drain pipe, and bid for valve.
- P. Committee Updates:
 - a. Governing Docs Committee: Meeting set for May 18, 2026 at 10am.
 - b. 2027 Budget Committee: Next Meeting June 9, 2026 at 10am
 - c. Social Committee: No Update
 - d. Common Area infrastructure Committee: Pool area furniture purchased and in use. Benches for School Bus Stop and Dog Park purchased and in use.
 - e. Pond Committee: 2 benches for pond purchased and pending installation. Railing for gazebo still in process.
 - f. Architectural Committee: No update.



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Q. S. Brown motioned to adjourn meeting. B. Cammarota seconded the motion. Motion passed
6-0-0-1. Meeting adjourned 8:00pm

Minutes Approved By:

Secretary, Stephen Brown (signature)

Date