The Oaks Community Association

5607 Jackson Valley Road ● Ione, CA 95640-9629
Phone 209-274-6056 Fax 209-274-6058
GM@theoaksione.com

DRAFT

Meeting Minutes –Open Session Meeting

Wednesday, September 9, 2026

A. Meeting Called to Order at 6:15pm by Board of Directors President G. Pezzi
   a. Directors Present: B. Wyatt , C. Boro, D. Gomez, M. Turney, S. Brown, B. Cammarota and G. Pezzi. GM S. Cook was also present.

B. Open Forum
   a. Member expressed issue of Manager running day care for grandchild. Noted that Manager had hired a nanny for her grandchild only no other children Also asked about golf course, Mini Split and Cooling for Outside workers.
   b. Member noted the Board are doing a good Job.
   c. Member commented with relief of well, being abandoned.
   d. Member commented regarding service shutdowns would like to see an October agenda item requiring a minimum of 1 weeks' notice if Contractor and 2 weeks notice if the Oaks Staff. And prior approval of the Board.
   e. Concerns regarding Clean up by the company that abandoned the well.

C. Results of Executive Meetings
   a. 8/28/2026 No Meeting
   b. 9/3/2026 Executive Meeting- Approved a 1 year extension for the GM with review at 6 months.
   c. 9/9/2026 -Executive Meeting: Approved 8/12/26 Executive Meeting Minutes Approved 8/12 Suspension and Violation Hearing Minutes, Approved 9/3/2026 Executive Meeting Minutes, Approved GM Contract with amendments.

D. S. Brown motioned to approve the 8/12/2026 Regular Meeting Minutes. B. Cammarota seconded the motion. Motion passed 7-0-0-0.

E. Treasurer's Report
   a. S. Brown motioned to accept the August 2026 financial Statements. B. Cammarota Seconded the motion. Motion passed 7-0-0-0.
   b. Noted that the member comment at the last meeting regarding payroll being a specific amount of the budget was inaccurate. No Action.
   c. 2027 Budget. Tabled for a 10/3/2026 committee Meeting at 11am.
   d. Lien Request. Cancelled, No action

F. Solar Update:
   a. For the Billing Period 7/10/2026 to 8/10/2026 the solar panels produced 92%. The Association Main Meeting has a Cumulative Usage CREDIT of 210,557 kwh. The Generating meter that is also proving power to the WWTP has a cumulative usage CREDIT of 5895kwh.

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G. Design Review- None

H. S. Brown motioned to table discussion and final approval of the Rules and Regulations to the October Meeting. B. Cammarota seconded the motion. Motion passed 7-0-0-0.

I. Extended Off Season Clubhouse hours; No action

J. Project Updates
   a. Update for O'Reilly's reimbursement. GM wrote a letter to O'Reilly. They have emailed a release for signature and will reimburse the full $2800 repair cost.
   b. Valve Installation: complication slowing progress. Gas Line run parallel with zero clearance to install valve.
   c. Red Oak Storm Drain and Road Repair – work to proceed 9/22-25/2026. Notices have been delivered.
   d. Electric Heater for spa- No information
   e. Removal Of Golf Cart- Not posted yet
   f. Bus Stop gazebo and ADA Ramp with Fishing Pond Gazebo ADA Ramp and maintenance access and ADA Parking. S. Brown motioned to approve the $14800 bid for the concrete work. B. Wyatt seconded the motion. Motion passed 6-1-0-0. B. Cammarota being the dissenting vote.
   g. Action: see above
   h. Gravel for Lot. No additional Update
   i. Cameras for RV lot. Pending permits. No update
   j. Mini Splits Systems: permit requested. No update
   k. West Park Well- Completed
   l. WWTP Recommission of Spray Field- On hold per State Water Board
   m. Fire Break on property between The Oaks and Buena Vista. Crews sent to assist on Fires. Delayed until 10/12/2026.
   n. Meter Compliance- IN process
   o. Clubhouse Generator Purchased
   p. Transformer: pending receipt, September t
   q. Verizon Cell Tower. Pending new contract with new position.
   r. New parking lot at Water Treatment plant- On hold
   s. Restring Playground- on hold
   t. Asset Inventory and Preventative Maintenance- In Process

K. Committee Updates
   a. Governing Docs: No Update
   b. 2027 Budget Committee: Next Meeting 10/3/2026 at 11am
   c. Social Committee Next Meeting 10/16/2026 at 10am
   d. Common Area Infrastructure: No Update
   e. Pond: S. Brown Motioned to approve the fish Stocking bid not to exceed $1,000. M. Turney seconded the motion. Motion Passed 7-0-0-0.

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f. Architectural Committee: No Update

L. Future Agenda Items: Notification process and scheduling for utility shut off.

M. S. Brown motioned to adjourn meeting to the Special Meeting on 10/3/2026 at 11am. C. Boro seconded the motion. Motion passed 7-0-0-0.

Meeting adjourned 7:35
Minutes Approved By:

DRAFT

_____ _____

Secretary, Stephen Brown (signature) Date