



The Oaks Community Association

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Meeting Minutes –Annual Membership Meeting

Wednesday, January 14, 2025

- A. Meeting Called to Order at 6:01pm by G. Pezzi, 2025 BOD President
- B. Seating of the 2026 Board of Directors. There were 4 seats open and 4 qualified nominations were received. The Elector of Inspections had declared the election uncontested, and no ballots were sent out. The 4 directors being seated for their 2026/2027 term are: D. Gomez, B. Cammarota, B. Wyatt and Charles Boro. They will join G. Pezzi, S. Brown and M. Turney to make the 2026 BOARD OF DIRECTORS
- C. Open Forum:
 - a. Member presented a letter and photos objecting to the newly established Handicap Space on Park Circle closest to Lot 060, second member in attendance also objected to the space. – Add to February Agenda
 - b. Member asked questions regarding yard compliance and design review
 - c. Member asked questions regarding viewing financials
 - d. Member noted that RV Gate had been seen unlocked. GM noted that A note will be placed in the billing insert.
 - e. Member noted that there are kids about speeding on Scooters in community. Noted that a note will be placed in the billing insert.
- D. New Window AC Law. GM noted that there is a new CA Law affecting a HOA's ability to enforce rules on AC units in windows. GM will not enforce The Oaks Community Rules regarding this new law. In the meantime, when established, the Governing documents committee will review it as part of their overall review of the Community Governing Documents.
- E. Solar Update: the main meter (community meter) for the billing period 11/10/25 to 12/10/25 has a cumulative credit usage of -261,247 kwh. The end of the solar cycle is 2/15/25.
- F. S. Brown motioned to Adjourn the meeting. B. Cammarota seconded the motion. All present agreed. Meeting adjourned at 6:47pm

Minutes Approved By:

Secretary, S. Brown (signature)

2-11-26
Date