



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 –Regular Meeting of the Board of Directors

Wednesday, August 13, 2025

- A. Meeting Called to Order at 6:05pm by Board of Directors President G. Pezzi
- B. Directors Present: G. Pezzi, D. Gomez, B. Cammarota, S. Brown. There is an empty director seat. Also present is GM, S. Cook. A. Tirapelli was absent with excuse and B. Wyatt was absent without excuse but arrived at 6:50pm
- C. Nominations to fill vacant BOD Seat Term 2024-2025: No nominations received- Seat Remains vacant
- D. Open Forum:
 - a. Compliments and Congratulations to the new BOD President G. Pezzi.
 - b. Maintenance Truck Needs Cleaning
 - c. It was noted that finding volunteers for the BOD is always difficult.
 - d. Noted that distribution of appreciation for service cards seems inconsistent.
 - e. Resident came to present a new Design Review- deferred to discussion on Design Reviews (Item K on the agenda)
- E. Results of Executive Meetings.
 - a. 8/13/2025 Executive Meeting- Approved July Executive Meeting and the July Suspension and Violation Hearings Minutes.
 - b. 8/13/2025 Suspension and Violation hearings- Approved several violation Fines and closed all violations on the violation report dated 8/13/2025 prepared by S. Cook
- F. Minutes: S. Brown motioned to approve the 7/9/2025 Regular Meeting Minutes as presented. D. Gomez seconded the motion. Motion passed 4-0-0-2-1vacant seat.
- G. Treasurer's Report
 - a. July 2025 Budget Exception Report: No Action Required
 - b. S Brown motioned to accept the July 2025 Financial Statement. D. Gomez seconded the motion. Motion passed 4-0-0-2-1vacant seat.
 - c. 2024 Taxes: No Action Required
 - d. 2024 Financial Review: S. Brown motioned to accept the 2024 Financial Review. B. Cammarota seconded the motion. Motion passed 4-0-0-2-1vacant seat.
 - e. Reserve Funding payback. Per the 2024 Review Operations owes the Reserves \$331,692 from prior years not contributing to the reserves. GM S. Cook was requested to check with CPA regarding our ability to "Write Off" said Balance.



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H. Solar: Solar is currently producing at 95% of expected. We have a continue to grow the cumulative credit of 302,996 KWH to be used as we start using electricity more than the solar is producing.

I. Design Reviews.

- a. Lot 183- From Open forum- S. Brown motioned to approved member remove and replace roof selecting the Stone Gray color Shingle. G. Pezzi seconded the motion. Motion passed 4-0-0-2-1vacant seat.
- b. Lot 136- S. Brown motioned to approved the member expanding the driveway to create additional parking, noting that the plastic water meter house to be replace with a concrete housing by The Association at the members expense. D. Gomez seconded the motion. Motion passed 4-0-0-2-1vacant seat.
- c. Lot 131- S. Brown motioned to approve the member remove and replace the carport side fencing. G. Pezzi seconded the motion. Motion passed 4-0-0-2-1vacant seat.
- d. Lot 010- S. Brown motioned to approve the remove and replace siding with like material. D. Gomez seconded the motion. Lot 010- S. Brown motioned to approve the remove and replace siding with like material. D. Gomez seconded the motion
- e. B. Wyatt arrived at 6:50pm.
- f. Lot 060 – S. Brown motioned to approve the Remove replace trim and paint Plymouth Gray (Sherwin Williams). B. Cammarota seconded the motion. Motion passed 5-0-0-1-1vacant seat.
- g. Lot 205 S. Brown motioned to approve the painting of the roof with the Rust-oleum Elastomeric Roof Coating, which has already been installed, with an additional exterior paint coating of a Light Gray or other light similar color. B. Cammarota seconded the motion. Motion passed 5-0-0-1-1vacant seat.

J. Black Walnut Trees in front. BOD President G. Pezzi instructed GM S. Cook to instruct landscaping crew to no longer gut the sprouts coming up. Member/Director S. Brown is volunteering to care for them.

K. Video Conferencing: S. Brown motioned to obtain equipment to all for the video conferencing of the Board Meeting, allowing directors to participate via conferencing with cause. G. Pezzi amended motion to include to purchase specifically the All in One conference room video Camera system at \$299 with the 3 year extended warranty from Amazon. D. Gomez seconded the motion. Motion passed 5-0-0-1-1vacant seat.

L. Front Sign: GM instructed to obtain an additional quote from Merzlak, which should include paint and install.

M. Stock Fish Pond: S Brown motioned to purchase 50- 5" bass, 100 2" blue gill and 1,000 mosquito fish with deliver. B. Cammarota Seconded the motion. Motion passed 5-0-0-1-1vacant seat.



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N. Project Updates:

- a. Hinges for Front Entry Gate: S. Brown motioned to approve the purchase of 2 hinges at a cost of \$200 and allow D. Gomes to volunteer to install them. B. Wyatt seconded the motion. Motion passed 5-0-0-1-1 vacant seat.

O. Committee Updates:

- a. Social Committee:
 - i. August Splash party: Seemed to be pleasantly attended with about 30 ish in attendance.
 - ii. Next Meeting 8/25/2025 to Plan Halloween Events.
- b. Governing Docs Committee:
 - i. Discussed updates for Rules and Regulations and Collection Policy and The New AB130 Law and how it applies.
 - ii. Special Meeting scheduled for Tuesday 8/26/2025 at 10 am to further discuss.
- c. Architectural Committee:
 - i. S. Brown motioned to approve the minutes for the 7/15/2025 Architectural Committee Meeting. B. Cammarota seconded the motion. Motion passed 5-0-0-1-1 vacant seat.
 - ii. S. Brown motioned that Resolution #2025-1 be approved with amendments changing from "comprised of not less than three (3) volunteer members" to "comprised of two (2) Board members and not less than one (1) member at large". D. Gomez seconded the motion. Motion passed 5-0-0-1-1 vacant seat.
- d. Pond Committee:
 - i. GM S. Cook was instructed to update bids and return to committee.

- P. Director B. Wyatt requested that we return to Agenda Item E. He would like to nominate Mark Turney to the Board of Directors to fill the vacant seat. Mark Turney was present and accepted the nomination. S. Brown motioned to appoint M. Turney to fill the vacant seat for the 2024/2025 term. B. Cammarota seconded the motion. Motion passed 5-0-0-1-1 vacant seat. The BOD would like to congratulate and welcome M. Turney to the Board of Directors.

- Q. S. Brown motioned to adjourn meeting to special session 8/26/2025 at 10 am. D. Gomez seconded the motion. Motion passed 5-0-0-1-1 vacant seat.

Meeting adjourned 8:47pm

Minutes Approved By:

Bambie J. Cammarota
Secretary, Bambie Cammarota (signature)

9/10/25

Date