The Oaks Community Association

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

Meeting Minutes –Open Session Meeting

Wednesday, August 12, 2026

A. Meeting Called to Order at 6:11pm by Board of Directors President G Pezzi.
   a. Directors Present: B. Wyatt , C. Buro, D. Gomez, M. Turney, S. Brown, B. Cammarota and G. Pezzi. GM S. Cook was also present.

B. Open Forum:
   a. Member expressed concerns regarding Association Finances. Specifically, the last couple of months they appear to show a loss as well as it was noted that the member felt that the payroll represented a higher percentage of the Budget that he felt they should.
   b. Member asked about how the employees check in and out, with concern regarding staff leaving premises on personal business while still on company time. Member assured that we have a time clock, and that staff use it, clocking out when leaving for personal time.
   c. Member requested director names to be placed on the agenda. It was noted that this was not typical nor practical. The directors each have name plates in front of them at the meetings, as well as their names are located on the Acorn Billing Insert as well as the Oak Leaf Newsletter.
   d. Member asked about our fiscal year. The Association's fiscal year runs from January to December, the same as the calendar year.

C. Results of the Executive Meetings
   a. 7/10/26 Special Executive Meeting: No Action
   b. 8/12/26 Executive Meeting: Approved minutes for the 7/8/26 Executive Meeting, 7/8/26 Executive Suspension and Violation Hearings, 7/10/26 Special Executive Meeting
   c. 8/12/2026 Suspension and Violation Hearings: Approved the Suspension Report and the Violation Report.

D. Director B. Cammarota motioned to approve the 7/8/26 Regular Meeting Minutes. G. Pezzi seconded the motion. Motion passed 7-0-0-0.

E. Treasurer's Report
   a. B. Cammarota motioned to accept the Financial Statements for July 2026. S. Brown - seconded the motion. Motion passed 7-0-0-0.
   b. S. Brown motioned to accept the CPA Engagement letter for the 2026 Taxes and Financial Review. B. Cammarota seconded the motion. Motion passed 7-0-0-0.

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F. Solar Update:
   a. For the billing period 6/10/2026- 7/9/2026 the Association Solar panels produced at 92%. The Association ended the billing period with a cumulative credit of 261,279 kwh.

G. Design Review: Lot 060. The modification to the awning had been reported to HCD and HDC had reported no issues, with this information S. Brown motioned to approve the design review with the modifications to the awning. D. Gomez seconded the motion. Motion passed 7-0-0-0.

   B. Wyatt stepped away.

H. M. Turney motioned to approve the proposed Rules and Regulations for membership comment. D. Gomez seconded the motion. Motion passed 6-0-0-1.

   B. Wyatt Returned.

I. S. Brown motioned to accept the Facebook listing for Brenner and Sons for the Gravel at the RV Lot. At $40 per ton. D. Gomez seconded the motion. Motion passed 7-0-0-0.

J. B. Cammarota motioned to accept the Upchurch Electricity bid for the $9891+ permit (that includes the trenching) for the installation of the electricity at the RV Storage lot. M. Turney seconded the motion. Motion passed 7-0-0-0.

K. S. Brown motioned to accept the Upchurch Electricity bid of $1,485.80 plus permits for the installation of the outlets for the Mini splits for the front office as well as the back office. B. Cammarota seconded the motion. Motion passed 7-0-0-0.

L. 2026-1 resolution :
   a. S. Brown motioned to modify the 2026-1 resolution for the valves in the street, item 3 change to " Maintenance staff shall dig the necessary holes for valve placement and completely fill in, compact" changing the term "shall" to may. B. Cammarota seconded the motion. Motion passed 7-0-0-0.
   b. S. Brown motioned to accept resolution 2026-1 with the change as noted above. M. Turney seconded the motion. Motion passed 7-0-0-0.

M. GM. S. Cook was instructed to schedule and inspection 1 time per year with 2 optional dates for early October of the restricted access areas of the Association.

N. S. Brown motioned to approve the $5,000 purchase plus tax on the Honeywell Generator. M. Turney seconded the motion. Motion passed 6-1-0-0. Director D. Gomez was the dissenting vote.

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O. Project Updates:
   a. No action required

P. Committee Updates:
   a. Rules and Regulations approved for Membership Comment period. Need to schedule meeting for the Employee Handbook Updates.
   b. 2027 Budget scheduled for 9/4/26 at 10am.
   c. Social Committee meeting schedule for 8/24/26 at 10am.
   d. Common Area Infrastructure Committee Meeting scheduled 8/28/26 at 5:30pm
   e. Pond Committee Meeting scheduled 8/26/26 at 10 am
   f. Architectural Meeting No action required.
   g. Insurance Committee Scheduled 9/4/26 at 11am

Q. Future Agenda Items:
   a. Pool Pump with Warranty. S. Brown motioned to volunteer to research.

R. S. Brown motioned to adjourn meeting. M. Turney seconded the motion. Motion passed 7-0-0-0.

Meeting adjourned 7:57pm
Minutes Approved By:

Secretary, Stephen Brown (signature)

9-10-26
Date