



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, July 8, 2026

- A. Meeting Called to Order at 6:14pm by Board of Directors President G. Pezzi
 - a. Directors Present: M. Turney, B. Wyatt, D. Gomez, S. Brown, B. Cammarota and G. Pezzi. C. Buro was absent with excuse. GM S. Cook was also present.
 - B. Open Forum:
 - a. Question regarding last Audit: Audits done Annually by 3rd party CPA
 - b. All Association services temporarily suspended due to lapse in insurance.
 - c. Member expressed concern over Memorial Weekend loss, and handling of equipment. Equipment is no longer stored over night in open vehicles.
 - d. Does Association have an Asset Inventory List. Association does have an Asset Inventory List.
 - e. Association services will be open tomorrow (July 9, 2026)
 - C. Results of Executive Meetings:
 - a. 7/8/2026 Executive Meeting: Approved 6/10/2026 Executive Meeting and Executive Suspension and Violation Hearing Minutes.
 - b. 7/8/2026 Executive Suspension and Violation Hearings. Approved Suspension, Suspension Report and Violation Report as presented.
 - D. 6/10/2026 Minutes: S. Brown motioned to approve the 6/10/2026 Minutes of the Regular Board Meeting. M. Turney seconded the motion. Motion passed 6-0-0-1.
 - E. Treasurer's Report:
 - a. Budget Exception Report: No Action
 - b. June 2026 Financial Reports: S. Brown motioned to approve the June 2026 Financial reports as submitted. B. Cammarota seconded the motion. Motion passed 6-0-0-1.
 - c. 2026 Mid-Year Budget Review: S. Brown motioned to approve the 2026 Mid-Year Budget Review. B. Cammarota seconded the motion. Motion passed 6-0-0-1.
- Daniel Gomez stepped out to take a call during discussion.
- d. Insurance:
 - i. B. Cammarota motioned to accept the Scottsdale Commercial Insurance Quote at approximately \$24,179.73. M. Turney seconded the motion. Motion Passed 5-0-0-2.
 - ii. B. Cammarota motioned to accept the Scottsdale Commercial Excess Quote at approximately \$3,853.52. S. Brown seconded the motion. Motion Passed 5-0-0-2.
 - iii. B. Cammarota motioned to accept the Coalition Quote at approximately \$10,938. S. Brown seconded the motion. Motion Passed 5-0-0-2.
 - iv. S. Brown motioned to decline the Terrorism coverage for both the Commercial and Commercial excess policies. G. Pezzi seconded the motion. Motion Passed 5-0-0-2.
 - v. S. Brown motioned to create an Insurance Committee. B. Cammarota seconded the motion. Motion Passed 5-0-0-2. Committee Members are Director S. Brown and Director G. Pezzi.



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F. Solar:

- a. Update: For the billing period 5/12/2026 to 6/9/2026 the solar was producing at 94%. The Association has a cumulative credit of 229,891 kwh.
- b. Committee Proposal: B. Cammarota motioned to allow a 500kwh bonus for the 2026/2027 true-up cycle for a total of 8,000 kwh for each residence (lot). S. Brown seconded the motion. Motion passed 5-0-0-2.
- c. B. Cammarota motion to authorize GM to research and electric spa heater with a diverter to be able to switch between the new electric heater and the current gas heater. S. Brown seconded the motion. Motion passed 5-0-0-2.

G. Design Review: No Design Reviews.

H. Complaint Inspections:

- a. CAL OSHA- Nothing major noted. GM to forward report to all BOD once received.
 - i. S.Brown motioned to remove the not working swamp cooler from the Maintenance Building and seal up the hole. M.Turney seconded the motion. Motion passed 5-0-0-2.
 - ii. S. Brown motioned to purchase 2 portable handwash stations. One for maintenance building the other for the WWTP. M. Turney seconded the motion. Motion passed 5-0-0-2.
 - iii. Injury and Illness prevention Program: No action.
 - iv. Hazard Communication Program: No action.
- b. Water Resource Board inspection of WWTP
 - i. Noted reports are behind
 - ii. Vegetation Management is behind
 - iii. No significant violations
 - iv. Moving forward, Infrastructure Committee to be apprised of and review all reports.

I. Asset Disposition:

- a. Golf Cart: G. Pezzi motioned to decommission the golf cart and remove it from the property. S. Brown seconded the motion. Motion passed 5-0-0-2.
- b. Maintenance Building Infrastructure/sink- Addressed in H.a.ii (Cal Osha Inspection)

J. Meter Compliance: Defer updates to infrastructure Committee.

D. Gomez returned from to his phone conversation.

K. ADA Updates:

- a. Benches for Bus Stop: S. Brown motioned to purchase 2 additional benches for the bus stop gazebo. B. Wyatt seconded the motion. Motioned passed 5-1-0-1. Dissenting vote D. Gomez.
- b. GM Instructed to get bids for concrete ramps at bus stop gazebo and pond gazebo.

L. Inspector of Elections: S. Brown motioned to appoint Trinidad Hurtado as the 2027 Inspector of Elections. M. Turney seconded the motion. Motion passed 6-0-0-1.

M. Gravel for RV Lot: Pushed to August Meeting. GM instructed to get bid from George Read as well.



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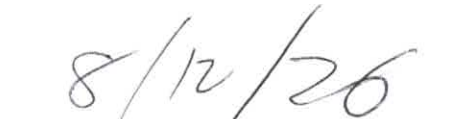
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N. Road Bids:

- a. Water Valves: G. Pezzi motioned to over time as roads are repaved, to install 9 valves as designated per the included map in the streets, Maintenance to dig hole and fill in when complete. D. Gomez seconded the motion. Motion passed 6-0-0-1.
 - b. S. Brown motioned to approve the 6/24/2026 proposal to install 1 new valve on Red Oak Drive. G. Pezzi seconded the motion. Motion passed 6-0-0-1.
 - c. Storm Drains: S. Brown motioned to approve the Action Asphalt bid to install a storm drain on Red Oak Drive for \$69,500. M. Turney seconded the motion. Motion passed 5-1-0-1. Dissenting vote D. Gomez.
 - d. Road Paving. S. Brown motioned to approve the Action Asphalt bid for repairing and repaving Red Oak Drive. M. Turney seconded the motion. Motion passed 6-0-0-1.
- O. Front Office Computer: S. Brown motioned to authorize the purchase of a new computer for the front office approximately \$934.24. D. Gomez seconded the motion. Motion passed 6-0-0-1.
- P. Mobile Dental Van: The Mobile Dental Van has scheduled to return on Monday December 7, 2026 to The Oaks Community Association ClubHouse. Flyers with how to schedule appointments will be available shortly. No Action
- Q. Vehicle Repairs: GM instructed to have Attorney send a letter to Oreilly's and the radiator manufacturer to file a claim for the Ford Ranger damages due to the failure of the radiator.
- R. Project Updates: Hydrant Flushing on the Raw Water Side Complete. GM instructed to have maintenance also flush the treated water side of the community.
- S. Pool Sign Updates: New signs have been purchased for the pool area to bring the association in compliance with the law.
- T. Committee Updates: Solar Committee – New Meeting October 2026.
- U. Future Agenda Items: August: Gravel for RV Lot.
- V. S. Brown motioned to adjourn meeting to the Executive Special Meeting scheduled for Friday June 10, 2026. B. Cammarota seconded the motion. Motion passed 6-0-0-1.
- Meeting adjourned 9:01pm

Minutes Approved By:


Secretary, Stephen Brown (signature)


Date