



The Oaks Community Association

5607 Jackson Valley Road • Lone, CA 95640-9629

Phone 209-274-6056 Fax 209-274-6058

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Agenda - Board of Directors – OPEN SESSION

Wednesday August 14, 2024 - 6:00 pm

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call of Directors
- D. Reading of Meeting Rules
- E. Open Forum
- F. Results of Executive Meeting
 - a. 8/14/2024 Executive Meeting
 - b. 8/14/2024 Executive Suspensions and Violations Hearings
- G. Approval of Minutes:
 - a. 7/10/2024 Open Meeting Minutes
- H. Treasurer's Report
 - a. Discussion & Possible Action – Budget Exception Report
 - i. Explanation Chart of Accounts account 91000 other and 91000 total
 - b. Acceptance of Financial Statements for July 2024
 - c. 2025 Budget update
 - i. 7/13/2024 Budget Workshop
 - ii. 7/20/2024 Budget Committee Meeting
 - iii. 2025 Budget Proposal
 - d. 2024 Mid-Year Budget Review
- I. Solar
 - a. Discussion & Possible Action– Solar Update
- J. Design Review
 - a. Lot 205
 - b. Lot 189
- K. Discussion & Possible Action– Painting Oak Drive
- L. Discussion & Possible Action– Approve Rules & Regulations for member Input
- M. Discussion & Possible Action–Smoking area in the clubhouse adjoining common area.
- N. Discussion & Possible Action–Installation of an Ashtray at the Fishing Pond.
- O. Discussion & Possible Action–Infrastructure:
 - a. Drainage
 - b. Pond Electrical Trench
 - c. Dog Park Fencing
- P. Discussion & Possible Action –Approval of New Hot Tub Pump Ordered
- Q. Discussion & Possible Action – Rule Enforcement Policy and Procedure
- R. Discussion & Possible Action – Lien Approval
- S. Social Committee Update
 - a. Discussion & Possible Action –7/19/2024 Social Committee Meeting



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- b. Discussion & Possible Action –Update of National Night Out Event
- T. Future Agenda Items: This item is to Provide Board Members an Opportunity to Request Items to be Placed on Future Agendas. Not an action item.
- U. Adjourn Meeting

Open Forum Rules: During the open forum, each attendee may address the board for up to 5 minutes. A director or manager may briefly respond to statements made or questions asked. Speakers must observe rules of decorum and not engage in obscene gestures, shouting, profanity, or other disruptive behavior. If the speaker is in the middle of a sentence when the time is called, he/she may finish their thought before sitting down. The time guidelines ensure that others will have an opportunity to speak. Speakers may not allow their time to others. All persons must follow meeting rules. *

*Meeting Rules: As provided in the “Open Meeting Act,” members may observe the meeting but do not have the right to participate in the Board’s deliberations or votes. Members may address issues during the open forum portion of the meeting. If attendees become disruptive, they may be expelled from the meeting, and the Sheriff called. Recording Meetings: Regular Meetings of the Board of Directors are recorded for record-keeping purposes. The meetings are not a public meeting, and any recording of the meeting must be approved by the board beforehand.