



The Oaks Community Association

5607 Jackson Valley Road • Lone, CA 95640-9629

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

gm@theoaksione.com

Agenda - Board of Directors –Regular Meeting

Wednesday July 9, 2025 - 6:00 pm

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call of Directors
- D. Discussion & Possible Action–
 - a. Resignation of President A. Hutson
 - b. Appointment of new Board President
 - c. Appointment of committee Replacements for A. Hutson (Social Committee, Governing Docs Committee)
- E. Reading of Meeting Rules
- F. Open Forum
- G. Results of Executive Meeting
 - a. 7/9/2025 Executive Meeting
 - b. 7/9/2025 Executive Suspension and Violation Hearings
- H. Approval of Minutes:
 - a. 6/11/2025 Open Meeting Minutes
- I. Treasurer's Report
 - a. Discussion & Possible Action – June 2025 Budget Exception Report
 - b. Acceptance of Financial Statements for June 2025
 - c. Discussion & Possible Action – 2025 Mid-Year Budget Review
 - d. Discussion & Possible Action –2026 Budget approval
 - i. Discussion & Possible Action– General Assessment increase to \$240
 - ii. Discussion & Possible Action– Sewer and Variable Utility Assessment increase to \$60
 - iii. Discussion & Possible Action–RV Lot Space Rental Fee Increase to \$40
- J. Communications:
 - a. none
- K. Design Review
 - a. Lot 198
- L. Discussion & Possible Action–AB130
- M. Discussion & Possible Action–Member Complaint
- N. Discussion & Possible Action–2025 Projects Update
- O. Discussion & Possible Action– Report on pool/spa fill float
- P. Discussion & Possible Action– Case Tractor Repairs
- Q. Discussion & Possible Action–Removal/Replacement Pond Dock
- R. Discussion & Possible Action–Stocking Fishing Pond
- S. Discussion & Possible Action–New Front Signs



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- T. Discussion & Possible Action—10mph Speed limit Signs, signs for front of Clubhouse declaring Club house parking, and Not Parking signs throughout community
- U. Committee Updates-
 - a. Discussion & Possible Action—Proposal New Committee for Fishing Pond.
 - b. Social Committee: Discussion & Possible Action –
 - i. July 1 meeting update:
 - ii. Next Meeting Monday August 25, 2025 at 10am- Planning Halloween
 - c. 2025 Budget Committee:
 - i. Final Approval at the 10/8/2025 meeting or before
 - ii. 2026 Budget Presented during the Treasurer's Report
 - d. Governing Docs Committee:–
 - i. proposed changes due for approval to member input 8/13/2025
 - ii. Next Meeting date:
- V. Future Agenda Items: This item is to Provide Board Members with an Opportunity to Request Items to be Placed on Future Agendas. Not an action item.
- W. 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.