



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, October 8, 2025

A. Meeting Called to Order at 6:02 pm by Board of Directors President G. Pezzi

B. Directors Present: M. Turney, B. Wyatt, D. Gomez, B. Cammarota, S. Brown, G. Pezzi. A. Tirapelli is absent without excuse. General Manager S. Cook and Assistant Manager J. Mayo were also present.

C. Open Forum:

- a. Member complaint: Residents near overflow parking closest to Member use it as parking and not their own parking. Member complaining as she and her husband are disabled. The ramp in the carport to the house limits parking at her residence to just 1 car and because of their disability they need more proximate parking. B. Wyatt motioned to provide 1 Disabled parking space in the overflow parking on Park Circle at Cody Drive Intersection. The first 2 spaces next to lot 060 to be converted to 1 disabled space. M. Turney seconded the motion. Motion passed 6-0-0-1.
- b. Member complaint regarding dogs on Park Circle. Where the dogs belong is unconfirmed.

D. Public Comment- Rules and Regulations Collections Policy:

- a. Member commented regarding enforcing the no one under 14 allowed in the spa.
- b. S. Brown motioned to approve the Rules and Regulations, and the Collections Policy as presented. D. Gomez seconded the motion. Motion passed 6-0-0-1.

E. Reminder: Nominations for the Board of Directors Election for the 2026/2027 Term are due 10/21/2025. 4 seats are open and 3 nominations have been received to date.

F. Results of Executive Meetings:

- a. 10/8/2025 Executive Meeting
 - i. Approved Minutes for both the September 10 Executive Meeting and September 10 Suspension and Violation Hearings.
 - ii. Approved Notice of Default
- b. 10/8/2025 Suspension and Violation Hearings.
 - i. Worked with member to create a Cure Agreement.
 - ii. Approved the Suspension Report and the Violation Report

G. Approval of Minutes

- a. S. Brown motioned to approve the 9/10/2025 Regular Meeting Minutes. M. Turney seconded the motion. Motion Passed 6-0-0-1.



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H. Treasurer's Report

- a. September 2025 Budget Exception Report- noted that GM S. Cook Over Contributed to reserves. No Questions: No Action Required
- b. September 2025 Financial Statements- S. Brown motioned to accept the September 2025 Financial Statements as presented. B. Cammarota seconded the motion. Motion passed 6-0-01.
- c. Banking Controlling Representative: Leave as BOD President, remember to confirm change each year with signature cards.
- d. S. Brown motioned to approve the lien recording. B. Cammarota seconded the motion. Motion passed 6-0-0-1.

I. Solar Update. Solar Production for 7/11 to 8/10 2025 was 89% and for 8/11 to 9/9/2025 was 84%. To date (9/9/2025) the main meter has a cumulative usage of -278,272 kwh. No action required

J. No Design Reviews for the Board

K. Inspector of Election. S. Brown motioned to approve Carolyn Sanders as the Inspector of Elections for the 2026 Election. M. Turney seconded the motion. Motion passed 6-0-0-1.

L. West Park Gate. GM instructed to purchase and install no trespassing / no access beyond this point signs.

M. Lot 194/WTP shared fence: S. Brown Motioned to accept the bid to repair the chain link fence and post as needed. B. Wyatt seconded the motion. Motion failed 3-3-0-1. GM instructed to get additional bids.

N. Pool Fence Repair: GM Instructed to get additional bids.

O. Landscaping Contract. S. Brown motioned to reintroduce the 2nd Facility maintenance person. Hire new qualified staff member at no more than \$25. Give notice to Amador Yard Maintenance notice that we are not renewing our contract. D. Gomez seconded the motion. Motion passed 5-1-0-1. Dissenting vote B. Cammarota.

P. Fire Mitigation. GM met with Todd Bertwell of the Amador Fire Safe Council. We conducted a site tour of the Property located at 5915 Buena Vista Rd, which is adjacent to The Oaks on the East Side. The purpose was to assess the property's potential for inclusion in a future wildfire mitigation project. Proposal was provided and is expected to be presented to the council at the next meeting on 10/13/2025. No action required.

Q. Pond parking fence and Asphalt. No action required. GM requested to amend the quote.



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- R. Community Identification Signs for in the front of the community. S. Brown motioned to accept the Merzlak bid with modifications. THE OAKS should be in white and the trees and outline in the same color- Yellow. Signs to be mounted to the same posts, with inclusion of address sign beneath. B. Cammarota seconded the motion. Motion passed 6-0-0-1.
- S. Hauling services: Include in newsletter listings for hauling and UHAUL services with disclaimer that this is not a recommendation only a listing. No action required.
- T. Tires for Case Tractor: S.Brown motioned to approve the bid for new tires for the case tractor with the fill. D. Gomez seconded the motion. Motion passed 6-0-0-1.
- U. Project Updates.- No action Required
- V. Committee Updates-
- a. Binder list update- Add Common Area Infrastructure Committee with D. Gomez and G. Pezzi.
 - b. Social committee met earlier in day on 10/8/2025. Reviewed available budget and projects and activities. Requesting \$400 additional funds. Recommended that the request be made at the mid year review. Proceed with activities as planned.
 - i. Movies every other week (send December movie cancelled as it is scheduled on 12/25/2025)
 - ii. Easter event in April
 - iii. Lot Beautification program to continue May thru September
 - iv. Summer Splash Party
 - v. Halloween Events
 - vi. Christmas Events
 - c. Design Review Committee: Portal working well for Committee approvals.
- W. B. Cammarota motioned to adjourn meeting. S. Brown seconded the motion. Motion passed 6-0-0-1.

Meeting adjourned 8:36pm

Minutes Approved By:

Bambie J. Cammarota
Secretary, Bambie Cammarota (signature)

11/12/25

Date