



# The Oaks Community Association

5607 Jackson Valley Road • Lone, CA 95640-9629

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

gm@theoaksone.com

## Agenda - Board of Directors – OPEN SESSION

Wednesday February 11, 2026 - 6:00 pm

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call of Directors
- D. **Election of Officers**
- E. **Board Manual /SOG Update**
- F. Reading of Meeting Rules
- G. Open Forum
- H. Results of Executive Meeting
  - a. 2/11/2026 Executive Meeting
  - b. 2/11/2026 Executive Meeting Hearings and Violations
- I. Approval of Minutes:
  - a. 12/10/2025 Minutes Regular Meeting
  - b. 12/29/2025 Minutes Special Meeting
  - c. 1/14/2026 Annual Meeting Minutes
- J. Treasurer's Report
  - a. Discussion & Possible Action – 2025 Budget Exception Report
  - b. Acceptance of Financial Statements for December 2025
  - c. Acceptance of Financial Statements for January 2026
  - d. Discussion & Possible Action- Utilities substructures do not appear to be on Reserve Reports
  - e. Discussion & Possible Action- Unattributed utilities on Budget/actual report
  - f. Discussion & Possible Action- Contract for 2027 Reserve Study (conducted in 2026)
  - g. Discussion & Possible Action- Contract for 2025 Financial Review
- K. Solar
  - a. Discussion & Possible Action– Solar Update
- L. Design Review
  - a. Lot
- M. Discussion & Possible Action–Handicap Parking at Overflow parking at Park Circle/Cody Drive- Nearest Lot 060 on Park Circle
- N. Discussion & Possible Action– Verizon Tower
- O. Discussion & Possible Action–Clubhouse Repair Update
- P. Discussion & Possible Action– Back up Transformer
- Q. Discussion & Possible Action – 2026 Budget & Election Calendar
- R. Discussion & Possible Action –2026 Financial Review Calendar
- S. Discussion & Possible Action – Client Advantage 2/21/2026-2/20/2027
- T. Committee Update
  - a. Discussion & Possible Action – 2026 Committee Assignments



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- U. 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.
- V. Adjourn Meeting

## REMOTE BOARD MEETING

*Homeowners Now Have The Option To Attend An Open Board Meeting From Home (Remotely).*

<https://teams.microsoft.com/meet/2643695917513?p=2ML3iOITYaocDWpopy>

**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.