



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, December 10, 2025

- A. Meeting Called to Order at 6:13 m by Board of Directors President Gerald Pezzi
 - B. Directors Present: M. Turney, B. Wyatt, D. Gomez, B. Cammarota, S. Brown, G. Pezzi. A. Tirapelli was absent without excuse. Also present was General Manager S. Cook.
 - C. Open Forum.
 - a. Member noted how much better the new landscaping person is.
 - D. Results for Executive Meetings:
 - a. 12/10/2025 Executive Meeting. Approved Minutes, a NOD, posting of Night Patrol position, and staff bonus'
 - b. 12/10/2025 Executive Suspension and Violation Hearings. Approved lien sale on RV abandoned in Storage, uphold violation for account 182, approved use of trailer for cleanup for account 35. Approved all other violations as presented.
 - E. Approval of Minutes:
 - a. S. Brown motioned to approve the minutes for the 11/12/2025 Regular Meeting B. Wyatt seconded the motion. Motion passed 6-0-0-1.
 - b. S. Brown motion to approve the minutes for the 12/1/2025 Special Meeting. B. Wyatt seconded the motion. Motion passed 6-0-0-1.
 - F. Treasurers Report:
 - a. November 2025 Budget Exception Report: No action
 - b. S. Brown motioned to accept the November 2025 Financial Statements. B. Cammarota seconded the motion. Motion Approved 6-0-0-1.
 - c. Tabled till February discussions regarding Unattributed Utilities and Utilities substructures on or not on Reserve Reports.
- Director D. Gomez left at 6:50 pm for family matters.
- d. S. Brown motioned to approve the Lien as presented for account 141. B. Cammarota seconded the motion. Motion approved 5-0-0-2.
- G. Solar
 - a. Billing cycle 10-9-2025 to 11/9/2025 production at 93%, Main meter has cumulative usage credit of -315,694 the Generating Meter (WWTP) has a cumulative usage credit of -9,178.
 - b. No action required
- H. Announcement of Election Results:
 - a. 4 seats were available and 4 qualified nominations were received. Inspector of Elections Carolyn Sanders determined the 2026 election to be uncontested on 10/22/2025 and no election was held. The 4 candidates elected and taking seats in January at the 2026 annual meeting are D. Gomez, B. Wyatt, B. Cammarota, and C. Boro.
 - b. No action required
- I. Sewer Line Investigation. Sewer Lines were jetted and during the process found several items of note that require maintenance investigation. No action required.
- J. Clubhouse sewage Backup Replacement purchases.



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- a. S. Brown motion to approve Home Depot Kitchen if available Flat Panel Full Plywood Cabinets, New Dishwasher, New Stove, hardware in Brush Nickle Laminate Countertop. Final Design to be resolved by Manager and President. M. Turney seconded the motion up to \$8,800. Motion passed 5-0-0-2.
 - b. S. Brown motion to approve replacement content not to exceed \$7,200. M. Turney seconded the motion. Motion passed 5-0-0-2.
 - c. S. Brown motioned to concentrate on the Bathroom repair then the others. B. Cammarota seconded the motion. Motion passed 5-0-0-2.
- K. SOG Update
- a. Template reviewed. BOD wants Binder with separate tabs for each utility. Each utility then to have a section for Emergency contact – including company who would make recommendation/ repair and a decision tree with location of potential available parts.
 - b. Back up Transformer. BOD requests additional quotes for purchase Back up generator, including contact PGE to see if they would permit us to piggyback an order for their lower rates, and to quote out a generator rental.
 - c. No action required.
- L. Project Updates
- a. No action
- M. Committee Updates
- a. Christmas Tree Lighting 12/13/2025 at 6pm.
- N. S. Brown motioned to adjourn the meeting. M. Turney seconded the motion. Motion passed 5-0-0-2.
Meeting adjourned 8:24pm

Minutes Approved By:

Bambie J. Cammarota
Secretary, Bambie Cammarota (signature)

02/11/2026
Date