



# 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, April 9, 2025

- A. Meeting Called to Order at 6:05pm by Board of Directors' President A. Hutson
- B. Directors Present: A. Tirapelli, G. Pezzi, B. Wyatt, D. Gomez, B. Cammarota, S. Brown, A. Hutson. Also present is S. Cook, General Manager.
- C. Open Forum:
  - a. Member opened discussion requested expenditures be treated as if it affected their own budgets. Noted that a \$20,000 saving equaled a potential \$10 savings per lot in HOA Assessments.
  - b. Member discussed concerns with solar billing. S. Brown motioned to open a committee and send this concern to the committee and add it to the May agenda. G. Pezzi seconded the motion. Motion passed 7-0-0-0. Committee members are Director S. Brown, Director D. Gomez, Member S. Sanchez and Member A. Hamilton. The committee arranged to meet on Friday April 11, 2025, at 10 am.
  - c. Member wanted to offer thanks to B. Wyatt for assistance in their yard with tree work, and to thank the prior community member for coming forward with their concerns about the utility billing for Solar. It was also noted that the Landscaping company is doing good.
  - d. Member brought to the attention of The Board, that there are known sightings of a Mountain Lion in the community. The General Manager was instructed to send out a phone broadcast to the community informing them of this.
- D. Results of Executive Meetings:
  - a. 4/9/2025 Executive Meeting: Approved the March Minutes for both the Executive Meeting as well as the Executive Suspension and Violation hearings.
  - b. 4/9/2025 Executive Suspension and Violation Hearings: Waived the violation for lot 128. All other violation will move forward.
- E. Approval of Minutes: S. Brown motioned to approve the 3/12/2025 Regular Meeting minutes. G. Pezzi seconded the motion. Motion passed 7-0-0-0.
- F. Treasurer's Report:
  - a. March 2025 Budget Exception Report: No Questions or Comments. No action required.
  - b. March 2025 Reserves Report. No Questions or Comments. No action required.
  - c. 2025 Financial Statements. Questions regarding accuracy of Profit & Loss Report account 63344 Fuel Costs. General Manager confirmed the information is accurate and referred to the Budget comparison report showing that it is actually under budget for both the month of March as well as the year to date. S. Brown motioned to



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approve the March 2025 Financial Report. D. Gomez seconded the motion. Motion passed 7-0-0-0.

## G. Design Review:

- a. Lot 151: Design review was discussed with General Manager verbally and was added to the agenda. No design review was submitted. No action required.
- b. Lot 013: G. Pezzi motioned to approve the design review for lot 013 as presented. B. Cammarota seconded the motion. Motion passed 7-0-0-0.
- c. Lot 060: A design review for lot 060 was submitted last minute. The Board agreed to review the request. S. Brown motioned to approve the design review as submitted. G. Pezzi seconded the motion. Motion passed 7-0-0-0.

## H. Communications:

- a. General Manager S. Cook noted that she had completed all the requirements and has received certification title as a Certified Community Association Manager. No Action is required.

## I. Project Updates

- a. Cancel New parking (in front of the RV Lot Across the Street): B. Cammarota motioned to cancel the project for new parking at the RV lot. S. Brown seconded the motion. Motion passed 7-0-0-0.
- b. Mail Kiosk Roof: Work is complete. Project was completed on budget.
- c. ADA Fishpond and Bus Stop Gazebo: The current contractor a bid was requested from did not work out. The Board instructed General Manager S. Cook to move forward with a licensed contractor.
- d. Cameras/IT update: No update. Proposal still pending
- e. Dog Park Gazebo: Gazebo purchased install date not yet established.
- f. Community Roads Bid: S. Brown Motioned to approve the bid from Action Asphalt for the repairs and overlay for Oak Road as well as the Option for repair at the far end of West Park. D. Gomez seconded the motion. Motion passed 7-0-0-0.
- g. Pool Fence Bid: Sierra Foothill Fence saw no reason to replace the current fence and no bid was submitted. No action required.
- h. Umbrella Canvas: S. Brown motioned to approve \$350 to purchase canvas' for 2 offset umbrella's and a straight umbrella. A. Tirapelli seconded the motion. Motion passed 7-0-0-0.
- i. Pool Side Tabel: D. Gomez motioned to purchase 1 round concrete table with umbrella hole at \$1,889 plus tax. S. Brown seconded the motion. Motion passed 7-0-0-0.
- j. ReString playground fence at park: S. Brown motioned to table this project pending figuring out irrigation to the area for maintaining grass. D. Gomez seconded the motion. Motion passed 7-0-0-0.



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k. Perimeter Fence bid at 156/157. S. Brown motioned to approve bid 1063 from Sierra Foothill fence to replace with wood fencing. D. Gomez seconded the motion. Motion passed 7-0-0-0.

l. Ford Ranger:

- i. Wiper switch: repaired and on budget.
- ii. Transmission: S. Brown motion to the ranger go to the transmission shop timely (not waiting till it gives out) for official diagnosis and approve the repairs not to exceed \$4500. G. Pezzi seconded the motion. Motion passed 7-0-0-0.

J. Director B. Wyatt left t 8:23pm.

K. The Oaks Trailer Community use: S. Brown motioned that the trailer be used only for Association purpose routine and yard maintenance runs to the local transfer station. B. Cammarota seconded the motion. Motion passed 6-0-0-1 (B. Wyatt absent).

L. Collection Stages: Page noting the stages of Collection process added to the Board Binder as a Reference. Directors moved the Collection Stages page to the Collections tab in their binder.

M. Maintenance of corner of lots 150 and 148: Discussion tabled. Add to May Agenda, include lot 147, and request input and attendance from C. Main (Maintenance).

N. 2026 Budget and Elections Calendar: S. Brown motioned to approve as presented the 2026 Budget and Elections Calendar. B. Cammarota seconded the motion. Motion passed 7-0-0-0. Directors moved the 2026 Budget and Elections Calendar to the Calendar tab in their binders.

O. D. Gomez motioned to adjourn meeting. G. Pezzi seconded the motion. Motion passed 6-0-0-1 (B. Wyatt absent).

Meeting adjourned 8:52pm

Minutes Approved By:

Bambie J. Cammarota  
Secretary, Bambie Cammarota (signature)

5/14/25  
Date