



The Oaks Community Association

5607 Jackson Valley Road • Lone, CA 95640-9629

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

GM@theoaksone.com

Meeting Minutes –Open Session Meeting

Wednesday, 3/11/2026

- A. Meeting Called to Order at 6:06pm by Board of Directors President G Pezzi.
- B. Directors Present: Directors Present: Directors Present: C. Buro, M. Turney, B. Wyatt, B. Cammarota, S. Brown and G. Pezzi. D. Gomez was absent with excuse. General Manager S. Cook was also present.
- C. No Members present did not read meeting rules.
- D. No Members present- No open forum.
- E. Results of Executive Meetings
 - a. 3/11/2026 Executive Meeting
 - i. Approved Minutes
 - ii. No actions taken
 - b. 3/11/2026 Executive Suspension and Violation Hearings
 - i. Approved Suspension and Violation Reports as presented.
- F. Back-up Transformer- Electrician guests not present. B. Cammarota motioned to table to next meeting. M. Turney seconded the motion. Motion Passed 6-0-0-1.
- G. S. Brown motioned to approve the 2/11/2026 Regular Meeting Minutes. B. Cammarota seconded the motion. Motion passed 6-0-0-1.
- H. S. Brown motioned to accept the February Financial Statements. B. Cammarota seconded the motion. Motion passed 6-0-0-1.
- I. S. Brown motioned to approve the bid from Lara Accountancy at approximately \$2,200 for the 2025 Financial Review and approximately \$400 for the 2025 Taxes a. B. Cammarota seconded the motion. Motion passed 6-0-0-1.
- J. Recording of the Lien: No action taken
- K. Solar Update: The end of the True up solar cycle leave us with a cumulative usage on the main meter of a credit of 225,814 kwh. This means that there are \$0 in extra charges to be passed on to the members. There will be \$0 TRUEUP to the members. GM Instructed to include comment on the bill.
- L. Design Review:Lot 043- S. Brown motioned to deny as incomplete. GM instructed to follow up with owner. B. Cammarota seconded the motion. Motion passed 6-0-0-1.



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M. Generator for Clubhouse Emergency: S. Brown motioned to refer to the Infrastructure Committee. M. Turney seconded the motion. Motion passed 6-0-0-1.

N. Standing water in front of community: S. Brown motioned to refer to the Infrastructure Committee. B. Cammarota seconded the motion. Motion passed 6-0-0-1.

O. Projects Update: No Action

P. Board Manual and SOG update: S. Brown motioned to table and move to the Governing Docs Committee. B. Cammarota seconded the motion. Motion Passed 6-0-0-1

Q. Committee Updates:

- a. Architectural: Clarification of the resolution 2025-1 authorizing the Architectural Committee. S. Brown motioned to table and move to the Design Review committee to review #7 with regard to Tree Trimming and removal.
- b. S Brown motioned to change committee requirements to not require member at large. No second. Motion failed.
- c. Budget: Next meeting in June 2026. No action
- d. Common Area Infrastructure: No action
- e. Governing Documents: No action
- f. Pond: No action
- g. Social Committee: No action. Next meeting 3/12/2026 at 10 am.

R. S. Brown motioned to adjourn meeting. B. Cammarota seconded the motion. Motion passed 6-0-0-1.

Meeting adjourned at 7:15pm

Minutes Approved By:

Secretary, Stephen Brown (signature)

4-8-2026

Date