The Oaks Community Association

5607 Jackson Valley Road • Ione, CA 95640-9629
Phone 209-274-6056 Fax 209-274-6058
GM@theoaksione.com

Meeting Minutes –Regular Meeting

Wednesday, October 14, 2026

A. Meeting Called to Order at 6:00pm by Board of Directors President G. Pezzi.
   a. Directors Present: B. Wyatt , C. Boro, D. Gomez, M. Turney, S. Brown, B. Cammarota and G. Pezzi. GM S. Cook was also present.
   b. S. Brown Motioned to Amend the Agenda to Add at P. g. Insurance Committee. B. Cammarota Seconded the motion. Motion Passed 7-0-0-0.

B. Open Forum
   a. Member comment regarding being grateful for the clean up on the east fenceline of the property. General Manager noted that the cleanup was in-complete and will continue in November just before Thanksgiving.
   b. Member comment regarding the lack of standing water in the front drainage ditch and the capping of the well after all these years.
   c. Member asked about the potential Cell Tower and how long this project might take. It was noted that the project could take as long as 2 years for completion.

C. Results of Executive Meeting
   a. 10/3/2026 Executive Tour- Board participated in a tour of the common area and restricted access areas of the community.
   b. 10/14/2026 Executive Meeting- Approved Minutes from the 9/11/26 Executive Meeting, 9/11/26 Executive Suspension and Violation Hearings and the 10/3/26 Executive Meeting.
   c. 10/14/2026 Executive Suspension and Violation Hearings- no disputes. Approved Suspensions and Violations as reported.

D. Approval of Minutes:
   a. S. Brown motioned to approve the 9/9/26 Regular Meeting Minutes. B. Cammarota seconded the motion. Motion passed 7-0-0-0.
   b. S. Brown motioned to approve the 10/3/26 Special Meeting. A $5 monthly increase to the Association assessments was approved with the income from that $5 being added to the community approvements budget. The shut off valve project and resolution was cancelled. M. Turney seconded the motion. Motion passed 7-0-0-0.

E. Treasurer's Report
   a. Reading of the Report: General Fund $41716.70; Total Reserves $777,605.97. Reserves total is at 60% of the fully funded reserve Target. The Board has set a Target of 75%. Although in a very good position, the Association still falls short of both the fully funded reserve target as well as the Board set target. The Board set a semi-annual review of the CD's to maximize interest. S. Brown motioned to accept the September 2026 Financial Report. B. Cammarota seconded the motion. Motion passed 7-0-0-0.

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b. GM S. Cook is still working to clarify discrepancies in the utility Income and Expenses.

F. Solar Report: For the Billing period 8/11/26 to 9/9/26 the solar farm was producing at 91%. The association has a cumulative credit of 208,543 kwh for the association main meter; and a cumulative credit of 5,652kwh for the generating WWTP meter.

G. Design Review: None

H. Final Approval for Proposed Governing Docs, Rules and Regulation:
   a. S. Brown motioned change to the Rules and Regulations section I. General Rules, the added 3 Remove "Access to the meters on those days should be unfettered". M. Turney seconded the motion. Motion passed 7-0-0-0.
   b. S. Brown motioned to change the Rules and Regulations section V. Rules for Lot Maintenance item 4. to "Grass, weeds and random growing flowers". D. Gomez seconded the motion. Motion passed 7-0-0-0.
   c. S. Brown motioned to approve the Rules and Regulation with the noted changes. M. Turney seconded the motion. Motion passed 7-0-0-0.

I. S. Brown motioned to completely remove the Italian Cypress behind the basketball court growing up between the branches of the adjacent tree. G. Pezzi seconded the motion. Motion passed 7-0-0-0.

J. The Board formed a committee to evaluate the need and possible budget for the purchase of an Admin/Night patrol vehicle. President G. Pezzi appointed Director G.Pezzi, Director D. Gomez, and member T. Hurtado to the committee. GM S. Cook instructed to add the committee to the agenda template.

K. S. Brown motioned to institute the Fleet Maintenance and Repair Policy presented, and to be reviewed annually. G. Pezzi seconded the motion. Motion passed 7-0-0-0.

L. S. Brown motioned to approve the revised cell tower contract and authorize President G. Pezzi to sign on behalf of the Board. M. Turney seconded the motion. Motion passed 7-0-0-0.

M. S. Brown motioned to approve the Howe Tech Contract Renewal at $462.60 ($387 attributed to the IT Maintenance and 75.60 to the Microsoft Licenses.) B. Cammarota seconded the motion. Motion passed 7-0-0-0.

N. S. Brown motioned to install a chain link fence with gate with a Restricted Access sign at the back side of the fishing pond.

O. Project Updates

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a. GM S. Cook authorized to get bids for the installation of the generator purchased for the Clubhouse.
b. GM S. Cook instructed to move the Transformer to the maintenance building asap.

P. Committee Updates
   a. Governing Docs Meeting: Employee Handbook; October 28 at 10 am
   b. 2027 Budget: Done
   c. Social Committee: Friday October 16th at 10 am
   d. Common Area Infrastructure: Thursday October 22, 5:30pm
   e. Pond: October 29 at 10am
   f. Insurance:
      i. October 19 at 10am
      ii. Consesus of the Board; no to the ELPI and Yes to the Pollution coverages.

Q. S. Brown motioned to adjourn meeting. B. Cammarota seconded the motion. Motion passed 7-0-0-0.

Meeting adjourned 7:53pm
Minutes Approved By:

Secretary, Stephen Brown (signature)

11/11/2026
Date