



# 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 – REGULAR MEETING

Wednesday July 8, 2026 - 6:00 pm

- A. Call to Order
  - a. Pledge of Allegiance
  - b. Roll Call of Directors
- B. Open Forum
  - a. Reading of Meeting Rules
- C. Results of Executive Meeting
  - a. 7/8/2026 Executive Meeting
  - b. 7/8/2026 Executive Meeting Hearings and Violations
- D. Approval of Minutes:
  - a. 6/10/2026 Open Meeting Minutes
- E. Treasurer's Report
  - a. Discussion & Possible Action – Budget Exception Report
  - b. Acceptance of Financial Statements for June 2026
  - c. Discussion & Possible Action 2026 Mid-Year Budget Review
  - d. Discussion & Possible Action Insurance
- F. Solar
  - a. Discussion & Possible Action– Solar Update
  - b. Discussion & Possible Action–Committee Proposal
- G. Design Review
  - a. Lot
- H. Discussion & Possible Action–Complaint Inspections
  - a. CAL OSHA
    - i. Discussion & Possible Action– purchases
    - ii. Discussion & Possible Action- Removal and disposal of Maintenance building  
Swamp Cooler
    - iii. Discussion & Possible Action- Injury and illness Prevention Program
    - iv. Discussion & Possible Action-Hazard Communication Program
  - b. WWTP
- I. Discussion & Possible Action–Asset disposition
  - a. Discussion & Possible Action Golf Cart
  - b. Discussion & Possible Action Maintenance Building Infrastructure/ Sink
- J. Discussion & Possible Action–Meter Compliance Update
- K. Discussion & Possible Action–ADA Updates/ Benches for Bus Stop
- L. Discussion & Possible Action–Inspector of Elections
- M. Discussion & Possible Action–Gravel for RV LOT



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- N. Discussion & Possible Action –Road bids
  - a. Discussion & Possible Action Water Valve
  - b. Discussion & Possible Action Storm Drain
  - c. Discussion & Possible Action Road Paving
- O. Discussion & Possible Action – Computer for Front Office
- P. Discussion & Possible Action –Mobile Dental Van
- Q. Discussion & Possible Action –Vehicle Repairs
- R. Discussion & Possible Action –Project Updates
- S. Discussion & Possible Action –Pool Sign Updates
- T. Committee Updates
  - a. Governing Docs Committee
  - b. 2027 Budget Committee
  - c. Social Committee
  - d. Common Area Infrastructure Committee
  - e. Pond Committee
  - f. Solar Committee- Next Meeting October 2026
  - g. Architectural Committee
- U. Future Agenda Items: This item is to Provide Board Members 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.

**THE OAKS COMMUNITY ASSOCIATION**

**JUNE 2026 STATEMENTS REVIEW  
(NOT SAME AS LEDGERS IN Rent Manager)**

<b>General Funds:</b>	<u>Account #</u>	<u>Total</u>	<u>Same Time Last Year</u>
PNC Operating Checking Acct (as of 06/30/2026stmt)	XXXX1262	\$81,237.36	\$48,063.17
PNC Operating Money Mkt Acct (as of 06/30/2026stmt)	XXXX5812	\$37,211.53	\$12,486.69
PNC Petty Cash Checking Acct (as of 06/30/2026stmt)	XXXX6825	\$244.60	\$433.90
Petty Cash Fund		\$909.56	\$931.24
	<b>Total General Fund :</b>	\$119,603.05	\$61,915.00
<b>Reserve Fund: For Repairs &amp; Replacement of Assets</b>			
PNC Insured Money Mkt- Reserves (as of 06/30/2026stmt)	XXXX5767	\$264,260.22	\$270,902.35
PNC Brokerage Account- Reserves (as of 06/30/2026stmt)	XXX-XX6638	\$490,188.02	\$380,166.59
	<b>Total Reserves :</b>	58% <b>\$754,448.24</b> 57%	\$651,068.94
<b>TOTAL OF ALL TOCA FUNDS :</b>		<b>\$874,051.29</b>	\$712,983.94
2025 Unfunded Reserves Months Payable at		\$0.00	\$0.00
	<b>Total Due Rsvs Short Term</b>	<b>\$0.00</b>	\$0.00
2026 FULLY FUNDED RESERVES BALANCE TARGET		\$ 1,294,679.00	\$ 1,137,174.00
RESERVE TARGET (75% of Fully Funded Reserve Target)		\$ 971,009.25	\$ 852,880.50
2026 Scheduled Contributions to Reserves		\$124,248.75	\$ 106,243.83
			\$ -
RESERVE FUNDING DEFICIT (To reach the Target Goal of 75% )		\$ 216,561.01	\$ 201,811.56
Bingo Cash Fund		\$166.03	\$366.39
<b>ACCOUNTS RECEIVABLE:</b>			
Debits (Past due accounts)		\$ 29,093.37	\$ 24,733.33
Credits (Credits due Members or prepaid invoices)		(\$13,640.69)	(\$8,509.81)
Allowance for Doubtful accounts		(\$5,400.00)	(\$5,400.00)
	<b>Total Accounts Receivable Net Balance:</b>	<b>\$ 10,052.68</b>	<b>\$ 10,823.52</b>
Prepared by: Susan Cook 7/3/2026			

# Budget Comparison

Comparison Periods: 06/01/26 to 06/30/26 and 01/01/26 to 06/30/26

Accrual Basis | Property: THE OAKS Community Association

	Actual 06/01/26 - 06/30/26	Budget 06/01/26 - 06/30/26	\$ Change	% Change	Actual YTD 01/01/26 - 06/30/26	Budget 01/01/26 - 06/30/26	\$ Change	% Change
<b>Income</b>								
50000 Income	84,330.54	98,646.87	-14,316.33	-14.5%	591,293.63	595,340.50	-4,046.87	-0.7%
<b>Total Income:</b>	<b>84,330.54</b>	<b>98,646.87</b>	<b>-14,316.33</b>	<b>-14.5%</b>	<b>591,293.63</b>	<b>595,340.50</b>	<b>-4,046.87</b>	<b>-0.7%</b>
<b>Expense</b>								
60000 Operating Expense	27,809.00	27,408.08	400.92	1.5%	187,544.93	197,537.67	-9,992.74	-5.1%
61600 Water Distribution System	116.00	108.00	8.00	7.4%	621.00	570.00	51.00	8.9%
61650 Community Improvements	1,665.56	2,583.33	-917.77	-35.5%	2,405.56	15,500.02	-13,094.46	-84.5%
62000 Waste Water Treatment Plant	381.29	1,601.08	-1,219.79	-76.2%	2,823.90	14,962.98	-12,139.08	-81.1%
63000 Maintenance Expense	3,429.58	8,316.66	-4,887.08	-58.8%	20,439.21	50,100.04	-29,660.83	-59.2%
63390 Maintenance Building	487.24	445.42	41.82	9.4%	2,085.85	2,838.87	-753.02	-26.5%
64000 Pool & Spa Expense	1,136.31	598.33	537.98	89.9%	14,078.38	12,490.02	1,588.36	12.7%
65000 Payroll Expense	26,936.78	26,176.62	760.16	2.9%	162,089.75	154,030.55	8,059.20	5.2%
71000 Administrative Expense	6,182.37	3,730.96	2,451.41	65.7%	21,927.36	22,429.99	-502.63	-2.2%
71341 Entrance Light Electricity	11.17	11.53	-0.36	-3.1%	56.05	69.18	-13.13	-19.0%
72000 Insurance Expense	2,581.68	2,545.88	35.80	1.4%	15,847.41	15,597.41	250.00	1.6%
72200 Taxes, Licenses, Permits	234.00	5,849.00	-5,615.00	-96.0%	2,789.00	10,357.00	-7,568.00	-73.1%
74000 Other Misc Professional Fees	350.00	3,516.67	-3,166.67	-90.0%	7,892.00	8,600.02	-708.02	-8.2%
91000 Reserve Expense	15,755.31	15,755.31	0.00	0.0%	90,331.75	90,256.75	75.00	0.1%
<b>Total Expense:</b>	<b>87,076.29</b>	<b>98,646.87</b>	<b>-11,570.58</b>	<b>-11.7%</b>	<b>530,932.15</b>	<b>595,340.50</b>	<b>-64,408.35</b>	<b>-10.8%</b>
<b>Net Income:</b>	<b>-2,745.75</b>	<b>0.00</b>	<b>-2,745.75</b>		<b>60,361.48</b>	<b>0.00</b>	<b>60,361.48</b>	

# Budget Comparison

Comparison Periods: 06/01/26 to 06/30/26 and 01/01/26 to 06/30/26

Accrual Basis | Property: THE OAKS Community Association

## Summary

	Actual 06/01/26 - 06/30/26	Budget 06/01/26 - 06/30/26	\$ Change	% Change	Actual YTD 01/01/26 - 06/30/26	Budget 01/01/26 - 06/30/26	\$ Change	% Change
Income:	84,330.54	98,646.87	-14,316.33	-14.5%	591,293.63	595,340.50	-4,046.87	-0.7%
Expense:	-87,076.29	-98,646.87	11,570.58	11.7%	-530,932.15	-595,340.50	64,408.35	10.8%
Other Income & Expense:	0.00	0.00	0.00		0.00	0.00	0.00	
Net Income:	-2,745.75	0.00	-2,745.75		60,361.48	0.00	60,361.48	

# Profit & Loss

From 06/01/26 to 06/30/26

Accrual Basis | Property: THE OAKS Community Association

## Income

50000 Income	84,330.54
<b>Total Income:</b>	<b>84,330.54</b>

## Expense

60000 Operating Expense	27,809.00
61600 Water Distribution System	116.00
61650 Community Improvements	1,665.56
62000 Waste Water Treatment Plant	381.29
63000 Maintenance Expense	3,429.58
63390 Maintenance Building	487.24
64000 Pool & Spa Expense	1,136.31
65000 Payroll Expense	26,936.78
71000 Administrative Expense	6,182.37
71341 Entrance Light Electricity	11.17
72000 Insurance Expense	2,581.68
72200 Taxes, Licenses, Permits	234.00
74000 Other Misc Professional Fees	350.00
91000 Reserve Expense	15,755.31
<b>Total Expense:</b>	<b>87,076.29</b>
<b>Net Income:</b>	<b>-2,745.75</b>

## Summary

Income:	84,330.54
Expense:	-87,076.29
Net Income:	-2,745.75

# Balance Sheet

As of 06/30/26

Accrual Basis | Property: THE OAKS Community Association

## Assets

Bank	
10000 Operating Cash	66,591.28
10801 Physical Petty Cash	909.50
10802 Bingo	166.03
11150 Operating Cash:Due to Reserves	-327,897.00
12000 Reserves Cash (Total if fully funded)	1,079,409.16
<b>Total Bank</b>	<b>819,178.97</b>
Accounts Receivable	
13000 Accounts Receivable	24,906.71
<b>Total Accounts Receivable</b>	<b>24,906.71</b>
Other Current Asset	
14000 Undeposited Funds	114.07
AA1298 Clearing Account	420.16
<b>Total Other Current Asset</b>	<b>534.23</b>
<b>Total Assets:</b>	<b>844,619.91</b>

## Liabilities & Equity

### Liabilities

Accounts Payable	
30000 Liabilities	7,238.06
<b>Total Accounts Payable</b>	<b>7,238.06</b>
Other Current Liability	
32010 Unearned Revenue	31,593.35
35250 Reserve Exp (spending from Operations)	-51,113.44
36000 Payroll Liabilities	-812.01
36100 Payroll Related Liabilities	5,166.08
30254 Income Tax Payable	1,396.00
37275 Contract Liabilities	984,690.00
<b>Total Other Current Liability</b>	<b>970,919.98</b>
<b>Total Liabilities:</b>	<b>978,158.04</b>

### Equity

32000 Retained Earnings	-39,090.91
35000 35000 Reserves Equity	-154,808.70
AA3090 Net Income	60,361.48
<b>Total Equity:</b>	<b>-133,538.13</b>
<b>Total Liabilities &amp; Equity:</b>	<b>844,619.91</b>