



# 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, November 13, 2024

- A. Meeting Called to Order at 6:00 pm by Board of Directors President S. Brown.
- B. Directors Present: D. Gomez, B. Wyatt, B. Cammarota, A. Hutson, B. Six and S. Brown.  
Absent with excuse was P. Malone. General Manager S. Cook was present.
- C. Re-arranged agenda Open Forum To be heard first:
  - a. Election Update: received 2 nomination for the 3 available seats. There will be no election. The 2 members whose nominations were received will take their seats at the 1/8/25 Member Meeting. Nominations will open for 12/1-27/25 to be appointed at the 1/8/2024 Regular meeting of the Board of Directors.
  - b. Member requested to dispute violation. Explained that Violation hearing is closed. Informed him he could discuss with GM S. Cook and or attend the next violation hearing 12/11/2024 at 5:30pm.
  - c. Member requested special consideration of late fees as her Social Security Check comes after Assessment are due in the month. Member was advised to work with GM S. Cook.
  - d. Member asked if the 2025 Assessment increase will help pay down the Reserve due from Operating.
  - e. Member asked about the leave clean up on the streets. Cleanup is in process. Leaves are falling more quickly than can clean up.
- D. IT/Camera Update & Vendor Presentation: After hearing the vendor presentation it was the consensus of the Board to receive a Quote.
- E. Landscape Company vs staff: A. Hutson motioned to request a formal 1-year contract with a Termination Claus from Amador Yard Maintenance to perform Landscaping/cleanup services throughout the park. This will result in the elimination of 2<sup>nd</sup> staff member whose primary responsibility is the common area cleanup/landscaping. B. Wyatt seconded the motion. Motion passed 6-0-0-1.
- F. Results of the 11/13/2024 Executive Meeting and Executive Suspension and Violation Hearing. The 10/9/2024 Minutes for both meetings were approved also the Suspensions and Violations were reviewed and approved as presented.
- G. B. Six motioned to Accept the 10/9/2024 Regular Meeting Minutes. B. Cammarota seconded the motion. Motion passed 5-0-1-1. A. Hutson abstained as she was not present at the 10/9/2024 meeting.
- H. Budget exception report. No action required



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- I. D. Gomez motioned to accept the October 2024 Financial Statements as presented. A. Hutson seconded the motion. Motion passed 6-0-0-1.
- J. 2023 Taxes available for review in the front office. No action necessary.
- K. B. Cammarota motioned to request a Reserve Study in 2025. A. Hutson seconded the motion. Motion passed 6-0-0-1.
- L. Solar Update. Planned turn on has been pushed out as of 11/13/2024 that date is expected to be early December 2024.
- M. No design reviews.
- N. A. Hutson motioned to approve and request a contract for the 3 quotes from Sierra Foothill Fencing (a. North Park, behind lot 044, b. all 3 sides of the dog park, and c. the new parking at lot 151). B. Cammarota seconded the motion. Motion passed 6-0-0-1.
- O. Halloween Update. Good turnout reports of 20-30 trick or treaters. The 3 house decoration winners are 082= \$50; 084= \$30; 147= \$20.
- P. Next Social Committee Meeting December 4<sup>th</sup>.
- Q. A. Hutson motioned to adjourn meeting. B. Cammarota seconded the motion. Motion passed 6-0-0-1.

Meeting adjourned 7:37

Minutes Approved By:

  
Secretary, Ann Hutson (signature)

  
Date