



# The Oaks Community Association

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

## Meeting Minutes –Open Session Meeting

Wednesday, November 12, 2025

- A. Meeting Called to Order at 6:00pm by Board of Directors President G. Pezzi.
- B. Directors Present: M. Turney, B. Wyatt, D. Gomez, B. Cammarota, S. Brown, G. Pezzi. A. Tirapelli was absent without excuse. Also present was Assistant Manager J. Mayo.
- C. Open Forum: Noted that Bingo and Movies will be cancelled due to Clubhouse Sewage Backup remodel.
- D. Results of Executive Meetings:
  - a. 11/12/2025 Executive Meeting- Approved minutes for the October Executive Meeting and Executive Suspension and Violation Hearings.
  - b. 11/12/2025 Executive Suspension and Violation Hearings. Approved Cleanup and billing for 1 member, Approved use of trailer and billing to facilitate cleanup for another member. Approved fines for violations as noted in the Violation Report.
- E. Minutes: S. Brown motioned to approve the 10/8/2025 Regular Meeting Minutes. B. Cammarota seconded the motion. Motion passed 6-0-0-1.
- F. Treasurer's Report
  - a. Budget Exception Report: No Action
  - b. S. Brown motioned to accept the October Financial Reports. M. Turney seconded the motion. Motion passed 6-0-0-1.
  - c. S. Brown motioned to have Budget Exception Report reported quarterly starting 2026. B. Cammarota seconded the motion. Motion passed 6-0-0-1.
- G. Solar Update: Solar production for billing period 9/10/2025 to 10/9/2025 was 85%, and the main meter has a cumulative credit of 278,266 kwh. No action taken
- H. Design Review: None
- I. Projects Update: No action taken.
- J. Clubhouse sewage backup-S. Brown motioned to have management create a set of Standard Operating Guidelines, with who to call for each separate utility in case of emergency.
- K. 2026 Election Update: 4 seats are open for 2026 election. Nomination deadline closed 10/21/2025. 4 nominations were received (Daniel Gomez, Bruce Wyatt and Bambie Cammarota all incumbents, and Chuck Boro new to the Board. The Inspector of Elections declared the election uncontested on 10/22/2025. The directors all agreed that formal



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announcement will happen at the December 10, 2025 Board Meeting. Chuck Boro was present at this meeting and was able to introduce himself.

- L. 2026 Landscaping Services. The position for a second maintenance person was listed and 5 candidates will be interviewed on 11/18/2025. Amador Yard Maintenance was given notice on 10/29/2025.
- M. WWTP Ejector Pump Back up: S. Brown motioned to order a Back up Ejector Pump costing \$5,895.96 plus tax and shipping. B. Cammarota seconded the motion. Motion passed 6-0-0-1.
- N. Fence Quotes: S. Brown motioned to approve the Quote from Richter Fence at \$4,500 for 2 projects: Pool Fencing Repairs and Repairs Chain Link Fence "Maintenance Area". B. Cammarota seconded the motion. Motion passed 6-0-0-1.
- O. Committee Update:
  - a. B. Cammarota resigned from the Social Committee.
  - b. Next Meeting 12/3/2025
  - c. Member asked about the Winners for the Halloween House Decorating Contest. No ballots were returned.
- P. G. Pezzi motioned to adjourn meeting. D. Gomez seconded the motion. Motion passed 6-0-0-1.

Meeting adjourned 6:53pm  
Minutes Approved By:

Bambie Cammarota  
Secretary, Bambie Cammarota (signature)

12/10/25

Date