



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 –Annual Membership Meeting

Wednesday, January 8, 2025

- A. Meeting Called to Order at 5:00 pm by General Manager S. Cook
- B. S. Cook noted that the Nomination Procedure had been mailed August 20, 2024, and the deadline to receive nomination was 10/15/2024. October 23 the Pre-Ballot Notice was mailed as part of the annual disclosures noting that only 2 nomination forms had been received within the allotted time. There were 3 seats available and only 2 nomination forms were received. There was no election, and the nominees would take their seats at the annual meeting on 1/8/2025. On November 26, 2024, the Notice of Annual Membership Meeting and Agenda were mailed and posted noting again the 3 seats were open and only 2 nomination forms were received. The 2 nominees would take their seats by Acclamation.
- C. The 2 nominees A. Hutson and S. Brown took their seats as Directors on the Board of Directors for The Oaks Community Association for the 2025/2026 term. 2 seats remain open- 1 seat for the 2025/2026 term and 1 seat to finish the 2024/2025 term for a director that elected to step down his/her position.
- D. The Board of Directors offered their thanks to B. Six for his years of service to The Oaks Community Association Board of Directors.
- E. Open Forum;
 - a. It was asked what the Solar time line was looking like. It was explained that because of the backlog of PG&E we are still awaiting our Planned Turn On. Per our Solar Company Representative Raif, he is still hopeful that this will happen during the month of January 2025, but it was not guaranteed.
 - b. There was discussion regarding the Grant and Low Interest Loan for home repairs for qualifying participants
 - c. The PolyButalane Law suit was discussed regarding the Gray water piping in some manufactured homes.
 - d. The new Landscape Company was discussed and what their job was. It was noted that they will be maintaining the landscaping of the common areas in the community to keep the community looking good.
 - e. It was asked if the Ranger was down. It was explained that the Ranger needed the Windshield wiper switch fixed .
 - f. It was noted that there may need to be road repair at the corner of Oak Drive and Park Circle near lot 069.
 - g. It was noted that there are trees on the far side of the pond that the limbs are hanging on the fence and needs to be trimmed.
 - h. It was noted that there is a lot of mud in the dog park, especially near the front entrance. It was recommended that we rock or gravel that entrance portion.



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- i. It was questioned regarding the status of Painting Oak Road. It was noted that the weather had delayed the project but the association is still moving forward with the project as weather permits.

F. There are no additional Open Forum comments

G. The Annual Membership Meeting Adjourned at 5:55pm

Meeting adjourned 5:55 pm

Minutes Approved By:

Bambie J. Cammarota
Secretary, Bambie Cammarota (signature)

02/12/25
Date