



# The Oaks Community Association

5607 Jackson Valley Road • Lone, CA 95640-9629

Phone 209-274-6056 Fax 209-274-6058

[GM@theoaksione.com](mailto:GM@theoaksione.com)

## Meeting Minutes –Open Session Meeting

Wednesday, April 8, 2026

- A. Meeting Called to Order at 6:01 by Board of Directors President G. Pezzi.
- B. Pledge of Allegiance- No Action
- C. Directors Present: M. Turney, B. Wyatt, D. Gomez, B. Cammarota, S. Brown, G. Pezzi. C. Buro was Absent with excuse. Also Present was GM S. Cook.
- D. Reading of Meeting Rules- No Action
- E. Open Forum:
  - a. Discussion regarding posting Doc's and Agenda on web.
  - b. Discussion regarding garbage cans left out in the street
  - c. Discussion regarding night patrol
- F. Results of Executive Meeting
  - a. 4/8/2026 Executive Suspension and Violations
    - i. Suspension and Violation Reports approved
    - ii. Management approved to offer structured discounts of already incurred fines to encourage cure of active violations.
  - b. 4/8/2026 Executive Meeting:
    - i. Approved the 3/11/2026 Executive Meeting and 3/11/2026 Executive Suspension and Violation hearings Minutes.
- G. B. Cammarota Motioned to approve the 3/11/2026 Regular Meeting Minutes. M Turney second the motion. Motion Passed 6-0-0-1.
- H. Treasurer's Report
  - a. Q1 Budget Exception Report- No Action.
  - b. S. Brown Motioned to accept the March 2026 Financial Report. B. Wyatt seconded the motion. Motion Passed 6-0-0-1.
  - c. S. Brown motioned to notify the bank to remove Daniel Gomez as Treasurer and add Mark Turney as Treasurer. B. Cammarota seconded the motion. Motion Passed 6-0-0-1.
  - d. S. Brown Motioned to purchase 3 CD's at \$50,000 each. There was no second. Motion failed
  - e. B. Cammarota motioned to purchase 2 CD's at \$50,000 each. B. Wyatt seconded the motion. Motion Passed 6-0-0-1.
- I. Solar Update: Clarify with PGE Is the 130000kwh credit including the carry in from prior year?



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## J. Design Review:

- a. Lot 188 M. Turney motioned to approve the trimming of the Oak Tree Branches that are drooping onto lot 188. B. Wyatt seconded the motion. Motion passed 6-0-0-1.
- b. Lot 043: G. Pezzi motioned to conditionally approve the design review as presented for lot 043 requiring that a HCD Permit be submitted to the carport. M. Turney seconded the motion. Motion Passed 6-0-0-1. S. Brown Motioned to approve repair/replace the decks as presented on the design review. B. Cammarota seconded the motion. Motion Passed 6-0-0-1.

K. Verizon Cell Tower: S. Brown motioned to request the updated contract from Vertical Bridge being sure that the terms regarding escalation and utilities are in contract. B. Cammarota Seconded the motion. Motion Passed 6-0-0-1.

L. Transformer Update: S. Brown motioned to begin process, determining finances to purchase the transformer from Sunbelt Solomon at approximately \$23,000 B. Cammarota seconded the motion. Motion Passed 6-0-0-1.

M. Sewage Pack up and clubhouse repairs update: Repairs are complete. Repairs and upgrades are approximately \$5000 under the payout from the insurance company. D. Gomez motioned to allow \$1500 for a new refrigerator. B. Cammarota seconded the motion. Motion Passed 6-0-0-1.

## N. Committee Updates:

- a. Governing Docs Committee: No update.
- b. 2027 Budget Committee: Not update; Next meeting June 9, 2026, at 10am
- c. Social Committee: The Easter Event was a success. The next meeting is 5/20/2026 at 4:30pm.
- d. Common Area Infrastructure Committee:
  - i. S. Brown motioned to approve \$3000 to the infrastructure committee for purchase of gazebos and seating for pool area and benches for bus stop gazebo and dog park. B Wyatt seconded the motion. Motion Passed 6-0-0-1.
  - ii. Action Asphalt Road Work Proposal: GM has been instructed to request a new bid.
- e. Pond Committee: S. Brown motioned to approve \$1650 to the pond committee for infrastructure at the pond. B. Cammarota Seconded the motion. Motion Passed 6-0-0-1.
- f. Architectural Committee: No Update



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- O. Future Agenda Items. It was noted that the new pool table is nice, but would like to see a new table with high quality slate base.
  
- P. S. Brown motioned to adjourn meeting. B. Cammarota seconded the motion. Motion Passed 6-0-0-1. Meeting Adjourned 7:48pm

Minutes Approved By:

Secretary, Stephen Brown (signature)

Date