



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, July 10, 2024

- A. Meeting Called to Order at 6:01pm by Board of Directors President S. Brown.
- B. Directors Present: D. Gomez, B. Cammarota, A. Hutson, S. Brown. Also present was General Manager S. Cook. P. Malone and B. Six were both absent with excuse.
- C. The Board President elected to hear Open Forum Comments prior to Appointment of Director as the nominee was tied up and in transit to the meeting.
- D. Open Forum:
 - a. Member requested the replacement of a smoking section in the Common Area to the east of the clubhouse in the fence area that includes the basketball court, playground pool and BBQ area etc. The Board will review this request at the August meeting.
 - b. Member request the installation of an Ashtray at the Fishing Pond. The Board will review this request at the August meeting.
 - c. Member discussed receiving a vehicle violation for vehicle just after an accident with no concern for the condition of the member- Seemed callous to the member. Management will review options to amend the violation letter that might seem less “callous”.
 - d. Member concerned regarding the spiders arising from the lack of maintenance at lot 069.
- E. Nominee Bruce Wyatt expressed desire to be appointed as a director to the Board of Directors. A. Hutson motioned to accept B Wyatt’s nomination. B. Cammarota seconded the motion. The motion passed 4-0-0-2 (1 seat vacant)
- F. Results of the Executive Meetings
 - a. 7/10/2024 Executive Meeting- the June Executive meeting and the June Suspension and Violation Hearings minutes were approved
 - b. 7/10/2024 Suspension and Violation hearings- There were no disputes, and the Suspensions and Violations were approved as presented.
- G. Approval of Minutes: B. Cammarota motioned to approve as submitted the 6/12/2024 Regular Meeting Minutes. A. Hutson seconded the motion. Motion passed 4-0-1-2.
- H. Treasurer’s Report
 - a. Budget Exception report: Question regarding 91000 other and 91000 total, has budget but no actual. GM will provide better explanation at August meeting.
 - b. Financial Statements: A. Hutson motioned to accept the June Financial statements as presented. D. Gomez seconded the motion. Motion passed 5-0-0-2.
 - c. 2024 Mid Year budget Review tabled for the August meeting.
 - d. 2025 Budget Proposal- would like to see explanation of all items budgeted over CPI and explain all under budget. Would like to see bringing Fishing pond gazebo and bus



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stop gazebo to ADA Compliance. Set a Budget Workshop for 7/13/2024 at 10:00am. Open session. Tabled till August meeting.

- e. Set a Reserve Target Percentage for the fully funded reserve amount: A. Hutson motioned to set the Reserve Target at 75% of the fully funded reserve amount. B. Cammarota seconded the motion. Motion passed 5-0-0-2.

I. Solar

- a. Update. Mechanical completion expected in August, and we are expected to “GO LIVE” in October.
- b. Reserve: no action. Consensus of The Board was to no pursue
- c. Electric Connection Surcharge: the electrical connection surcharge was explained and there was no additional information to offer.

J. Design Review

- a. Lot 061. A. Hutson motioned to approve the installation of Artificial grass. Questions arose regarding fire safety regarding the artificial grass. GM to check with the fire chief. D. Gomez seconded the motion. Motion passed 5-0-0-2.
- b. Lot 106: A. Hutson motioned to approve the removal and replacement of the dying front tree. B. Cammarota seconded the motion. Motion passed 5-0-0-2.
- c. Lot 189. President S. Brown recused himself from the discussion as President and a Director and stepped off the panel for the discussion. B. Cammarota motioned to deny the request, and have the member contact the neighbors and develop a proposal to present with additional details, when and how much of the tree will be trimmed. D. Gomes seconded the motion. Motion passed 4-0-1 (S. Brown)-2.

- K. Waiting area for BOD Meeting: A. Hutson motioned to approve the purchase of the provided option of the Infrared mounted heater and the wall mount fan. B. Wyatt seconded the motion. Motion passed 5-0-0-2. A. Hutson motioned to approve the purchase of the Jummico chair and table set at \$70 each. B. Cammarota seconded the motion. Motion passed 5-0-0-2.

- L. Exit Gate Repair: A. Hutson motioned to approve the invoice for the gate repair completed June 28, 2024. The quote and the invoice matched and the General Manager affirmed that the work had been completed as quoted. B. Cammarota seconded the motion. Motion Passed 5-0-0-2.

- M. Water Meter/Parking Lot 180. The owner was not present but had submitted written communications. The Board reviewed the communications between management and the owner. Input was received from the C. Main in Maintenance. The Board concluded that the damage was caused by vehicle(s) parking/driving in an unauthorized manner. The meter housing is rated only for irrigation purposes and not driving/parking. A. Hutson motioned that the homeowner should be charged for the replacement. D. Gomez seconded the motion. Motion passed 5-0-0-2.

- N. Infrastructure: Drainage, Pond Electrical trench with access grates, and Lot C Dog Park Fencing topics have all been tabled for discussion in August.



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O. Rules and Regulations:

- a. Alcohol Consumption: A. Hutson motioned to modify the rules and Regulations to not allow alcohol consumption in the common area. This will be added to Rules and Regulations Section IV. Clubhouse and Adjoining Areas, under 1 General.
- b. Member Communication: A member sent a letter with concerns regarding Food and Profanity in the pool and spa area and the areas being unsupervised. No action was taken as the Facility Attendant hours were just increased.
- c. Parking enforcement Contract: A. Hutson motioned to approve the Parking Enforcement Contract with Up Country Tow. D. Gomez seconded the motion. Motion passed 5-0-0-2.

P. Facility Attendant Hours: A. Hutson motioned to approve the additional Facility Attendant Hours as presented. B. Wyatt seconded the motion. Motion passed 5-0-0-2 A. Hutson motioned to reinstate the Sign-In sheet for the pool area. D. Gomez seconded the motion. Motion passed 5-0-0-2.

Q. Social Committee.

- a. Discussed Social Committee Update.
- b. August 6 is the National Night Out Event. Hamburgers and Hotdogs will be provided. Face Painting is confirmed, There are prizes for a prize game and a Cornhole tournament- depending on participation.
- c. Movie nights are July 13- Jurassic World at 7 and July 27 Arthur the King at 7.
- d. A. Hutson is looking into a CPR First Aid course provided by the Jackson Valley Fire District.
- e. Next meeting July 19, 2024

R. Future Agenda Items: August: Approve Rules and Regulations for Member Input, Cost savings for Canceling Last AT&T line and alternatives to keep the Gate Directory working. Replacing the Gate Mechanisms, the Infrastructure items (Drainage, Pond Electrical Trench with access Grates, Lot C (Dog Park Fence) that were tabled and the budget items (2024 Mid Year Budget Review 2025 Budget Proposal) that were tabled.

S. B. Cammarota motioned to adjourn meeting. D. Gomez seconded the motion. Motion passed 5-0-0-2

Meeting adjourned 9:25pm

Minutes Approved By:

Secretary, Ann Hutson (signature)

Date