



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, June 12, 2024

- A. Meeting Called to Order at 6:05pm by Board of Directors President S. Brown
- B. Directors Present: P. Malone, D. Gomez, B. Cammarota, A. Hutson, B. Six, S. Brown. 1 vacant seat as J. Weaver sent letter of resignation. Also present is General Manager S. Cook.
- C. Open Forum
 - a. Complaint regarding the Summer Pool Party and Potluck. Child was denied a Hotdog because member did not contribute. Board President S. Brown issued a public apology and noted that this should not have and will not in the future. Social committee was instructed that participation in community events is not based on contribution. General Manager S. Cook was instructed to write up a Letter of Apology for S. Browns signature and to include in The Acorn billing insert and in the Oak Leaf newsletter.
 - b. It was also noted that at the Summer Pool Party and Potluck, Committee, Board Members, and volunteers should be more social.
 - c. Member questioned if Yard Pickup was still happening. General Manager S. Cook confirmed that Yard waste pickup is still happening on Monday's and Friday's. Yard waste must be bundled or contained in a bag or trash can and be out on the curb by 8am.
 - d. Member noted that we should have a camera at the school bus stop. Member
 - e. Member inquired regarding the status of the firebreak on the Buena Vista Road side of the community. General Manager noted that the firebreak is being worked on by Maintenance.
- D. It was noted that J. Weaver sent in a Letter of Resignation, resigning her seat as director effective 5/8/2024. 1 director seat was posted as open with nominations being accepted through 6/3/2024.
- E. 1 nomination was received. The member came at the end of the Executive Suspensions and Violations meeting and was asked to wait outside. It was hot and the member left and did not return. The member was not present at the regular meeting and appointment of a new director was postponed to the next meeting.
- F. Results of Executive Meetings
 - a. Executive Meeting- Minutes approved.
 - b. Executive Suspensions and Violations meeting- 2 disputes- 1 the Violation fine was waived the other the fine was not waived. The rest of the violations approved to move forward with invoicing as appropriate.
- G. P. Malone motioned to approve the 5/8/2024 Regular meeting minutes as presented. D. Gomez seconded the motion. Motion passed 6-0-0-0-1 vacant seat.



The Oaks Community Association

5607 Jackson Valley Road • Lone, CA 95640-9629

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

GM@theoaksone.com

H. No questions on the Budget Exception report.

I. A. Hutson motioned to Accept the May 2024 Financials as presented. B. Cammarota seconded the motion. Motion passed 6-0-0-0-1 vacant seat.

J. Solar Update. Construction has begun. That is what the repetitive pounding that is being heard throughout the community is. As of today, the expected go live date is October 2024. This date is subject to change and will be updated monthly. Solar asked to confirm color for fence. Color confirmed at best match to current fencing on Jackson Valley Road. Brown or Redwood. It was affirmed that since the Solar Rate will be better than the PGE Cares rate the Care and Medical Baseline rates will only be included at the True-up.

K. Design Reviews:

a. Lot 147- Director B. Cammarota recused self from seat to be present as a member for discussion. P. Malone motioned to allow member to use lower lot for personal parking. A. Hutson seconded the motion. Motion passed 5-0-1-0-1 vacant seat.

b. Lot 098- Director A. Hutson recused self from seat to be present as a member for discussion. B. Cammarota Motioned to approve the member to replace the carpet on the front ramp with the presented grey color. B. Six seconded the motion. Motion passed 5-0-1-0-1 vacant seat.

c. Lot 131- Member was not present. A. Hutson motioned to table the discussion to correct the application (it was missing a signature), and request clarification on concerns of the Board, permits, setbacks and materials. B. Six seconded the motion. Motion passed 6-0-0-0-1 vacant seat.

d. A. Hutson motioned to approve Policy/Resolution 2024-3 giving pre-approval authorization to management for Design Reviews that have minimal aesthetic impact on the community such as a new roof, paint, home repair etc., of similar material and color. B. Cammarota seconded the motion. Motion passed 6-0-0-0-1 vacant seat. Roll call vote: P. Malone, Yay; D. Gomez, Yay; B. Cammarota, Yay; A. Hutson, Yay; B. Six, Yay; S. Brown, Yay- 1 vacant seat.

L. It was noted that persons were wearing not family friendly swim attire at the pool. A. Hutson motioned to add verbiage to the Rules and Regulations Section IV. CLUBHOUSE and ADJOINING AREAS 1 General "No G-String /Thong Bikini Bottom allowed in the common area." D. Gomez seconded the motion. Motion passed 6-0-0-0-1 vacant seat.

M. A 5-minute adjournment was requested. Meeting adjourned from 7:20pm to 7:25pm

N. Landscape service. No information is available. A. Hutson motioned to table the discussion till further information is available, including quotes or potential agreements with vendors. D. Gomez seconded the motion. Motion passed 6-0-0-0-1 vacant seat.



The Oaks Community Association

5607 Jackson Valley Road • Lone, CA 95640-9629

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

GM@theoaksone.com

- O. Two bids were received for roadwork. Bid 24-02681-2 for 18 areas of Road Repairs at \$54,291.00 and a second bid 24-02682-1 to re-designate parking on West Park at \$9,976.00. P. Malone motioned to approve both bids. A. Hutson seconded the motion. Motion passed 6-0-0-0-1 vacant seat.
- P. B. Cammarota motioned to approve the Guest/Overflow parking enforcement proposal as presented. Parking for 72 hours then received a parking violation. After 24 hours tag with tow notice allow 96 hours. Then the office will call for a tow. Signage was placed at the entrance and an Extended parking permit was presented. P. Malone seconded the motion. Motion passed 6-0-0-0-1 vacant seat. The Board President noted that undisclosed Guest/overflow parking along Oak Road be identified by painting green, outlining, and numbering spaces to match the rest of the guest/overflow parking.
- Q. 2024 Project list was reviewed, no questions.
- R. 2025 Budget Committee met 2 times in May and expect to meet 6/13/2024 as well. The Board President requested that the final budget be ready and emailed to the board by July 1, 2024, for discussion at the July BOD meeting, it was also requested that the committee reconsider and evaluate increase based on CPI.
- S. Social committee updates.
- a. Tuesday August 6 National Night Out- Hamburgers, Hotdogs and Potluck
 - i. Trying to get appearances from Police and Fire and a face painter, and possibly Corn Hole Tournament
 - b. Halloween event Saturday 10/26/2024
 - i. Pumpkin painting Ages 3-10 from 5pm to 6pm (must have helper aged 14 and above)
 - ii. 6pm to 9pm Trick or Treating
 - iii. Decorating Contest 3 winners 1st \$50, 2nd \$30 and 3rd \$20.
 - c. Calendar:
 - June 5- Social Committee Meeting
 - June 8- Pool Party & Potluck
 - June 12- BOD Meeting
 - June 15- Movie Night- Bob Marley One Love 7PM
 - June 18- BINGO
 - June 29- Movie Night-Madame Web 6PM
 - July 10- BOD Meeting
 - July 13 Movie Night- Jurassic World, Dominion 7PM
 - July 16- BINGO
 - July 27 Movie Night-Arthur the King 7pm
 - August 6 NATIONAL NIGHT OUT 5-8
 - August 10 Movie Night- The Tigers Apprentice 6pm



The Oaks Community Association

5607 Jackson Valley Road • Lone, CA 95640-9629

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

GM@theoaksione.com

August 14- BOD Meeting

August 20- BINGO

August 24 Movie Night-Godzilla X Kong- The New Empire 7PM

September 4 Social Committee Meeting

September 7 Movie Night- Ant-Man and the Wasp: Quantomania 7PM

September 11- BOD Meeting

September 17- BINGO

September 21 Movie Night- Ghost Busters: Frozen Empire 7PM

October 5 & 6 Community Fall Yard Sale

- d. P. Malone motioned to approve the upcoming activities as presented. B. Cammarota seconded the motion. Motion passed 6-0-0-0-1vacant seat.

T. Future Agenda Items:

- a. Selecting a percentage of the fully funded reserve balance to set a Target Goal

- U. A. Hutson motioned to adjourn meeting. B. Six seconded the motion. Motion passed 6-0-0-0-1vacant seat.

Meeting adjourned 8:20pm

Minutes Approved By:

Secretary, Ann Hutson (signature)

7/10/2024

Date