



The Oaks Community Association

5607 Jackson Valley Road • Lone, CA 95640-9629
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Minutes of The Board of Directors Organizational and Regular Meeting Tuesday, January 16, 2018 at 6:00 PM

Type of Meeting: Organizational Meeting

Call to Order: The meeting was called to order by President Brown at 6:00 PM.

Pledge of Allegiance: The Pledge of Allegiance was delivered.

Prior to taking the roll call of directors, President Brown stated the Board needed to sort out who the directors are. He read section 5.2 of the Bylaws into the record. Only persons who are members in good standing of the association shall be eligible to be elected to or serve on the Board. Members deriving their membership through ownership of the Addendum A Property, are not eligible to serve on the Board. Only one owner of a particular lot may serve on the Board at any time. A person shall be deemed disqualified under the following circumstances; the person is found by a court of competent jurisdiction to be of unsound mind or has been convicted of a felony; the person fails within sixty days after receiving notice of election to accept such office, either in writing or by attending a meeting of the Board of Directors as a director, the person is absent, without an excuse approved by the Board, from three consecutive meetings of the Board; or the person ceases to be an owner or ceases to be a member in good standing. He stated that there was a problem with Ronna and Ron Kaye serving on the Board at the same time because they are co-owners of more than one property. According to President Brown, only one of the Kayes can serve on the Board at a time.

Ron Kaye stated his opinion that one owner of a particular lot can serve on the Board at a time. Since they have more than one lot they can both serve on the Board at the same time. He will represent one lot and she will represent a different lot.

This exchange resulted in several heated exchanges between persons at the meeting. The disagreement continued for approximately 20 minutes, after which the Board took a break. When the meeting reconvened Ronna and Ron Kaye left the meeting.

Roll Call of Directors: No official roll call was made. Directors present: Rickie Brown, Ann Hutson, William Strickland, and Bill Six, with two vacant Board positions and Director Ronna Kaye leaving early.



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Discussion and Possible Action Regarding the Signing of Ethics Policy: President Brown read the Ethics Policy and asked if there were any questions. Board members present then signed the Ethics Policy.

Appointment of Officers and Maintenance Supervisor for 2018: This item was postponed until the next meeting.

Discussion and Possible Action Regarding Appointment of Bank Account Signatories: This item was postponed until the next meeting.

Adjourn into Regular Meeting: Meeting adjourned at 6:47 PM.

Type of Meeting: Regular Meeting

Call to Order - The meeting was called to order at 6:48 PM.

Roll Call of Directors – Rickie Brown, Ann Hutson, William Strickland, and Bill Six were present, with two vacant Board positions and Director Ronna Kaye absent.

Approval of Minutes - Approval of Regular Board of Directorø Meeting Minutes of November 21, 2017 and approval of Executive Session Meeting Minutes of November 21, 2017. Motion to approve minutes as presented made by Director Hutson and seconded by Director Six. Motion passed 4-0-0-1-1, with Director Ronna Kaye absent and two vacant Board positions.

Open Forum: A member suggested that the Board make the appointment of vacant Board positions based on the candidate who received the next highest number of votes in the last election. President Brown responded that we have a procedure that we follow, and the procedure includes informing the membership of the open positions. A member stated that in the past some Boards had used the prior election results to appoint vacant Board positions. A member asked about the front gate not closing. The community manager said she would investigate the gates not closing.

Treasurer's Report: The treasurerø report was delivered by Director Hutson. It was reported cash on hand was \$328,898, total receivables were \$55,707, loss for the month of December was (\$8,722) and net loss year-to-date as of December 31, 2017 was (\$26,386).

Maintenance Report – No maintenance report was delivered.



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Community Manager Report: The community manager's report was delivered by Terri Bailey. She reported the new mailboxes would be installed on Monday, January 15th. There would be no mail delivery until Thursday, January 18th. It was reported that the new paint color for the clubhouse would be #8 Sausalito Ridge. There will be a workshop on the reserve study on Monday, February 12th, at 11:00 AM.

Design Review: No design reviews were submitted.

Update of JVID Treated Water Project: The community manager reported she had attended the JVID meeting and the water project was moving forward. The JVID Board approved the contract to construct the remaining water pipeline and the water treatment plant. The contract will now be sent to the Regional Water Board for comment and final approval. Construction is expected to begin this spring. The Oaks Community will be the first to be connected to the water system.

Discussion and Possible Action Related to Engagement of Schwartz, Giannini, Lantsberger & Adamson Accountancy Corporation for 2017 Annual Financial Review: On a motion from Director Hutson and seconded by Director Six, the Board approved the engagement letter of Schwartz, Giannini, Lantsberger & Adamson Accountancy Corporation for 2017 Annual Financial Review.

Discussion and Possible Action Related to Painting and Repairing the Exterior of the Clubhouse: The Board approved hiring Debbie Saragossa as an employee to paint and make repairs to the clubhouse.

Adjourn: On a motion from Director Strickland and seconded by Director Hutson, the Board adjourned at 7:11 PM.

Agenda Board of Directors Executive Meeting Wednesday, January 31, 2018 at 5:00 PM

- **Roll Call of Directors** – Directors Present: William Strickland, Rickie Brown, Ronna Kaye, Ann Hutson, Bill Six.
- **Discussion and Possible Action Related to Possible Pending Litigation** – The board approved entering into a retainer agreement with Adam Stirling Law Group.
- **Adjourn meeting**



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Agenda Board of Directors Executive Meeting Wednesday, February 7, 2018 at 3:00 PM

- **Roll Call of Directors** - Directors Present: William Strickland, Rickie Brown, Ronna Kaye, Ann Hutson, Bill Six.
- **Discussion and Possible Action Related to Possible Pending Litigation** – The majority of the board voted in favor of sending a letter to a member citing section 5.2 of the Bylaws; stating the member does not qualify to be a member of the board.
- **Adjourn meeting**