



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, February 20, 2018, at 6:00 PM

Type of Meeting: Organizational Meeting

Call to Order: The meeting was called to order by President Brown at 6:02.

Pledge of Allegiance: The Pledge of Allegiance was delivered.

Before taking the roll call of directors, President Brown stated Ron Kaye had been disqualified from serving on the board as his wife, Ronna Kaye, is a current board member. President Brown asked Ron Kaye to sit in the audience. Ron Kaye stated his opinion that he did not agree with the decision not to seat him on the board. Ron Kaye remained seated with the board. There was discussion regarding the matter for an additional 20 minutes.

A full transcript of the entire exchange can be obtained from the office or viewed on our website; theoakscommunityassociation.org.

Roll Call of Directors: All directors were present with two vacant positions.

Appointment of New Director: A motion was made by Director Six to seat Dean Morrison for the term ending in January 2020. Motion seconded by Director Hutson. The motion passed 3-2-2 with two vacant positions and Directors Kaye and Strickland voting in the negative. A motion was made by Director Hutson to appoint Dana Calhoun to fill a vacant position with a term expiring at the next election. Motion seconded by Director Six. The motion passed 3-2-2 with two vacant positions and Directors Kaye and Strickland voting in the negative. Dean Morrison and Dana Calhoun were seated.

Discussion and Possible Action Regarding the Signing of Ethics Policy: The Ethics Policies were signed by Directors Calhoun and Morrison and given to the Community Manager.

Appointment of Officers and Maintenance Supervisor for 2018: A motion was made by Director Hutson to appoint Director Brown as President. Motion seconded by Director Six. Motion Passed 6-1-0 with Director Kaye voting in the negative. A motion was made by Director Hutson, seconded by Director Morrison to appoint Bill Six as Vice President. The motion passed



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7-0-0. A motion was made by Director Morrison to appoint Director Hutson as Secretary. Motion seconded by Director Six. The motion passed 7-0-0. A motion was made by Director Six to appoint Director Kaye as Treasure. Motion seconded by Director Hutson. The motion passed 7-0-0. A motion was made by Director Hutson to appoint Director Morrison as the Maintenance Supervisor, motion seconded by Director Six. Motion passed 6-1-0 with Director Kaye voting in the negative.

Discussion and Possible Action Regarding Appointment of Bank Account Signatories: Directors Hutson, Kaye, Strickland, and Brown were named as signatories to the bank accounts.

Adjourn into Regular Meeting: The Organizational meeting adjourned into the Regular meeting at 6:31

Type of Meeting: Regular Meeting

Call to Order: The meeting was called to order at 6:32.

Roll Call of Directors: All Directors were present.

Approval of Minutes: A motion was made by Director Hutson and seconded by Director Six to approve the Regular Board of Directors Meeting Minutes of January 16, 2018, the Executive Session Meeting Minutes of January 31, 2018, and the Executive Session Meeting Minutes of February 7, 2018. The motion passed 6-0-0-1 with Director Calhoun abstaining.

Open Forum: Several members voiced their opinion regarding the last election and the board's decision to not seat Ron Kaye. A member questioned if the pool would be re-plastered before the swimming season started.

Treasurers Report: The Treasurers report was delivered by Treasurer Kaye. She reported the following: cash on hand \$303,114, Receivables of \$51,201, Net loss for the month of \$341.

Maintenance Report: No report was delivered.



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Community Manager Report: The Community Manager reported on the update of the treated water pipeline from JVID and that a certified wastewater operator had been hired to operate the wastewater facility and to train existing staff.

Discussion and Possible Action Related to Damage due to Water Leak at lot 37: The property owner was present at the meeting and stated that property damage had occurred at the residence due to a water leak. It was reported by the Community Manager that Directors Brown and Six had inspected the property. The Community Manager stated The Oaks Community Association insurance carrier had been contacted and we were waiting for the adjuster to inspect the property. The property owner was also asked to contact their insurance carrier. The Board took no action.

Discussion and Possible Action Related to TOCA Operation Clean Sweep (Community Beautification Contest): Director Hutson outlined the clean sweep project as a community beautification project where homeowners would have the opportunity to win gift cards from Lowes. The motion was made to provide funding totaling \$100 to purchase Lowes gift cards for the winners of operation clean sweep.

Design Review: A design for lot 122 was submitted to replace a carport awning. A motion to approve the design review was made by Director Hutson and seconded by Director Six. Motion passed 7-0-0-1, with Director Calhoun abstaining from the vote.

Adjourn: The executive meeting was canceled, and the meeting adjourned at 7:20.

Ann Hutson, Secretary

Date