



# The Oaks Community Association

5607 Jackson Valley Road • Lone, CA 95640-9629

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

toca@att.net

**Continuation of March 20, 2018, Regular Meeting of the Board of Directors**

**Wednesday, April 4, 2018, 6:00 PM**

**Meeting of March 20, 2018, Regular Board of Directors Reconvened:**

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

**Roll Call of Directors:** All Directors were present with one vacancy due to the resignation of Director Kaye.

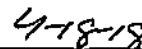
**Discussion and Possible Action Related to Re-Plaster of the Pool.** The Community Manager informed the board that she had attempted to get more bids for the re-plaster of the pool. She stated she did get two additional companies to agree to give bids; one did not show up for the appointment, and the other one showed up but stated his company did not do that type of work. She also stated she was not sure when GD's Pool Plaster would be able to do the work. If they could not start the work before May, she stated it might be better to wait until the end of the swim season. After further discussion Director Six made a motion to accept the bid from GD's Pool and Plaster if they were able to finish the work before mid-May. Director Hutson seconded the motion. The motion passed 5-1-0-1 with Director Strickland voting in the negative and one vacant position.

**Discussion and Possible Action Related to Swimming Lessons for the Children:** President Brown stated he had researched the possibility of providing swim lessons and while it may be a good idea he did not feel that it was feasible. He further stated that the City of Lone and the City of Jackson provide swim lessons.

**Adjourn:** The meeting adjourned at 6:05



Ann Hutson, Secretary



Date



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## Minutes Board of Directors Regular Meeting

Tuesday, March 20, 2018, at 6:00 PM

### **Type of Meeting: Regular Meeting:**

**Call to Order:** The meeting was called to order by President Brown at 6:01.

**Pledge of Allegiance:** The Pledge of Allegiance was delivered.

Before the Roll Call of Directors, President Brown announced that Ronna Kaye had resigned from the board.

**Roll Call of Directors:** Directors present; Rickie Brown, Ann Hutson, Bill Six, Dean Morrison, William Strickland and Dana Calhoun, with one vacant position due to the resignation of Director Kaye.

**Approval of Minutes:** Approval of Regular Board of Directors Meeting Minutes of February 20, 2018. A motion to approve minutes as corrected made by Director Six, seconded by Director Hutson. Motion Passed 6-0-0-1 with one vacant position due to the resignation of Director Kaye.

**Open Forum:** A member read a recall petition into the record and then served recall papers on Directors Brown; Six; Hutson; Morrison and Calhoun. The member then left the meeting. A member spoke about the Buena Vista Casino and possible traffic impacts affecting the Community. He suggested the community become involved with the meetings between the county and the casino operators. A member asked if there were any vacant lots in the community. She also stated she appreciated the painting of the fire hydrants.

**Treasurers Report:** The Treasurers Report was delivered by Director Hutson. She reported the following; Total cash on hand \$300,490, Accounts Receivable of \$51,122, Total income for the month of \$81,628, total expenses of \$85,470. Net loss for February \$3,842. Net loss year to date \$3,783.

**Maintenance Report:** There was discussion related to landscaping the front of the clubhouse. A motion was made by Director Hutson to table the item. Motion seconded by Director Six. The motion passed 6-0-0-1 with one vacant position due to the resignation of Director Kaye.



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**Community Manager Report:** The Community Manager announced Kristy Bayer, the Assistant Community Manager has given notification that she will be leaving the employment of the Oaks Community Association as of June 1, 2018. The Community Manager asked the boards permission to hold an ice cream social in June and to hire the Rusty Rockers to perform at the ice cream social. On a motion from Director Hutson, seconded by Director Morrison the board approved the Community Manager spending up to \$400 on the ice cream social. The motion passed 6-1-0-1 with Director Strickland voting against the motion and one vacant position due to the resignation of Director Kaye.

**Design Review:** No design reviews were submitted.

**Discussion and Possible Action Related to Update of Rules and Regulation:** The Community Manager stated several of the current Rules and Regulation needed to be updated. She reported she was particularly concerned with the Election Rules. She asked the board to appoint a committee to help with an update of the Rules and Regulations. The board appointed Directors Calhoun and Morrison and Member Steve Brown to the committee to update the Rules and Regulations.

**Discussion and Possible Action Related to Title Transfer Fees:** The Community Manager reported staff has been directed to charge a transfer and document fee of \$275.00. This fee is charged any time title is transferred. She described to the board certain situations where the title of a property is transferred because of a marriage, divorce or death, and requires little effort from the staff and no documentation to change the internal records but, the fee of \$275 is charged. She expressed her opinion this was not fair as no documents such as Governing Documents, budgets, and other financial records were required. She stated this situation has only occurred a few times and in her opinion, the fee for this type of property transfer should be the same as the move-in fee charged to landlords when new renters move in. A motion was made to lower the fee in situations where there are no documents required from the office and little staff time is required, to the same fee as the move-in fee (\$100). The motion included refunding \$175.00 to a member who had just paid the fee. Motion made by Director Six, seconded by Director Strickland. Motion passed 6-0-0-1 with one vacant position due to the resignation of Director Kaye.

**Discussion and Possible Action Related to Re-plaster of the Pool:** The Community Manager stated she was only able to obtain one bid for the re-plaster of the pool. That bid was for \$10,200 from GD's Pool. She stated other companies she called either did not do commercial work, or they did not do work in Lone. After some discussion, the board directed the Community Manager to table this item for two weeks and attempt to get more bids. Director Strickland volunteered to help obtain bids.



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**Discussion and Possible Action Related to Swimming Lessons for the Children:** Director Brown stated he asked that this item be placed on the agenda. He also asked that this item be tabled for two weeks giving him more time to research the possibility of the Oaks providing swim lessons. This item was tabled for two weeks.

**Future Agenda Items:** This item is to provide Board Members an opportunity to request items to be placed on future agendas. No items were discussed.

**Adjourn:** Motion to adjourn made by Director Hutson and seconded by Director Six. The motion passed 6-0-0-1 with one vacant position due to the resignation of Director Kaye. Meeting adjourned into executive session at 8:06.

A handwritten signature in cursive script that reads "Ann Hutson".

Ann Hutson, Secretary

4-18-18

Date



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## Minutes Board of Directors Executive Meeting

Tuesday, March 20, 2018, at 6:00 PM

The Executive Session was called to order at 8:15.

Discussion and Possible Action Related to Member Disciplinary Action- No action taken.

Discussion and Possible Action Related to Delinquent Accounts – No action taken.

Discussion and Possible Action Related Personnel Issues – No action taken.

The Executive Session Adjourned at 8:35.

*Ann Hutson*

Ann Hutson, Secretary

*4-18-18*

Date