



The Oaks Community Association

5607 Jackson Valley Road • Lone, CA 95640-9629

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Agenda - Board of Directors – OPEN SESSION

THURSDAY, APRIL 14, 2022 - 6:00 pm

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call of Directors
- D. Reading of Meeting Rules
- E. Solar Presentation by Arvo Solar
- F. Open Forum
 - a. Request from floor for any interest in Open Board Seats (2 vacancies to be filled)
- G. Approval of Minutes:
 - a. March 8, 2022 Open Meeting Minutes
 - b. March 29, 2022 Open Meeting Minutes
 - c. March 29, 2022 Executive Meeting Minutes
 - d. April 5, 2022 Emergency Open Meeting Minutes
 - e. April 12, 2022 Ballot Count Meeting Minutes
- H. Design Review
 - a. 5544 Three Oaks Drive – Front yard landscaping
 - b. 5785 Park Circle – Skirting/Exterior of Home Renovation
- I. Treasurers Report
 - a. Approval of Financial Statements for March 2022, formally reviewed by Directors C. Levin and S. Sanchez
- J. GM Triano Updates:
 - a. Report on seepage on Red Oak Drive
 - b. Aces Waste Spring Clean up May 11th, 2022
 - c. Status of Christopher Main as WWTP Plant Operator
- K. Discussion and Possible Action on Community Solar Project (would require ballot/vote on allocation of Community Property and utility billing changes), bids from Senga and Arvo Solar
- L. Discussion and Possible Action on Budget changes for Wages
- M. Discussion and Possible Action on Bank Change
- N. Discussion and Possible Action on Tablet for meter reads
- O. Discussion and Possible Action on French Drains on Red Oak Drive
- P. Discussion and Possible Action on Adopting new Governing Documents (Articles, CC&R's, By-Laws and Election Rules)
- Q. Discussion and Possible Action on Revised Financials Review and Community Violation Schedules based on vacancies
- R. Discussion and Possible Action on Utility Billing company change, Synergy Proposal and PUC allowed Meter fee to Members
- S. Discussion and Possible Action on Staffing and/or Property Management
- T. Discussion and Possible Action on RLK Programmable locks



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- U. Discussion and Possible Action on Solar for Pool
- V. Social Committee Report
 - a. June Community Yard Sale (Phyllis)
- W. Future Agenda Items: This item is to Provide Board Members an Opportunity to Request Items to be Placed on Future Agendas. Not an action item.

Adjourn Meeting

Open Forum Rules: During the open forum, each attendee may address the board for up to 5 minutes. A director or manager may briefly respond to statements made or questions asked. Speakers must observe rules of decorum and not engage in obscene gestures, shouting, profanity, or other disruptive behavior. If the speaker is in the middle of a sentence when the time is called, he/she may finish their thought before sitting down. The time guidelines ensure that others will have an opportunity to speak. Speakers may not allow their time to others. All persons must follow meeting rules. *

*Meeting Rules: As provided in the "Open Meeting Act," members may observe the meeting but do not have the right to participate in the Board's deliberations or votes. Members may address issues during the open forum portion of the meeting. If attendees become disruptive, they may be expelled from the meeting, and the Sheriff called. Recording Meetings: Regular Meetings of the Board of Directors are recorded for record-keeping purposes. The meetings are not a public meeting, and any recording of the meeting must be approved by the board beforehand.