



The Oaks Community Association

5607 Jackson Valley Road • Lone, CA 95640-9629

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

toca@att.net

Minutes of Board of Directors Organizational and Regular Meeting Tuesday, May 16, 2017 at 6:00PM

Type of Meeting: Regular Meeting:

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

Pledge of Allegiance: The Pledge of Allegiance was delivered.

Roll Call of Directors: Director Lacy was absent and excused; all other Directors were present for the meeting.

Approval of Minutes: Minutes of the Regular Board of Directors Meeting Minutes of March 21, 2017 and the Executive Session Minutes of March 21, 2017 were approved as presented.

Motion to approve made by Director Vescerra, seconded by Director Kaye. Motion passed 6-0-1 with Director Lacy absent and excused.

Open Forum: A member voiced concerns about enforcement of rules. He stated that the rules were not being enforced and that some homes needed to be cleaned up. President Brown stated that we are doing what we can to make people follow the rules. However, we can only do so much. This includes sending letter and fining the property owner. The member also asked how staff chooses enforcement of the rules. President Brown informed the member that we take formal complaints and that staff makes periodic property inspections. After receiving a complaint or finding violations after inspections the property owner is sent a letter informing them of violations. If violations are not corrected in a timely manner, the property owner is fined.

A member asked if staff could contact the State and ask the State inspector to come do a presentation regarding when permits are required. The Community Manager said she would contact the State inspector.

The member also asked if she needed to have the colors approved if she wanted to paint her house. The President informed her that there is a selection of pre-approved colors in the office. If she does not see the colors she would like to paint her house she was informed she could go through the design review process to have additional colors approved.

A member asked the Board to get involved with improving the reception for cellular phones. He stated he has no service at his home and did not want to put in a land line. The Board informed him that this issue had come up before and there was little to be done. The phone companies are not willing to put in a new cell tower.



The Oaks Community Association

5607 Jackson Valley Road • Lone, CA 95640-9629

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

toca@att.net

A member asked about the restriction against animal larger than 24 inches. She was referred to the CC&R's.

A member asked about requirement to place a storage unit in his backyard. It was suggested he go through the design review process.

Treasurers Report: The Treasure's Report was delivered by Treasurer Kaye. It was reported \$431,387 cash on hand, \$56,678 in Receivables, and net loss of \$1,312 for the month. Year to date net income was reported as \$9,897.

Maintenance Report: The Maintenance Report was delivered by Director Morrison. He reported that two of the three solar lights have been installed. The third light will be installed after the RV storage yard has been upgraded.

Community Manager Report: No report was delivered.

Design Reviews lots 116 and 191: The design review for lot 116 requested additional fencing, new landscaping in the front and replacing a portion of the deck. A motion to approve the design review was made by Director Hutson, seconded by Director Kaye. Motion passed 6-0-1 with Director Lacy absent and excused. The design review for lot 191 was to remove and relocate the street light and to extend the driveway. Motion to approve the design as requested made by Director Vescera, seconded by Director Hutson. Motion passed 6-0-1 with Director Lacy absent and excused.

Discussion and Possible Action Regarding Financial Review: Motion to accept the Financial Review made by Director Kaye, seconded by Director Vescera. Motion passed 6-0-1 with Director Lacy absent and excused.

Discussion and Possible Action Related to Complaints from A Member Against the Board: The Community Manager explained that a member had complained because the Board did not purchase the proper licenses to show movies. She further explained that the licenses could be purchased for \$500 annually if the association were to join the Western Manufactured Homes Association (WMHA). The annual membership to join WMHA would cost \$900 annually. The licenses would cost about \$60,000 to purchase without being a member of WMHA. She outlined three options available for the Board to consider. Do nothing and continue showing the movies, stop showing the movies, Join WMHA and obtain the licenses to show movies. After some discussion, a motion was made by Director Hutson to join WMHA and to obtain the proper licenses to show movies. Director Hutson further added that this item should be



The Oaks Community Association

5607 Jackson Valley Road • Ione, CA 95640-9629
Phone 209-274-6056 Fax 209-274-6058
toca@att.net

included in future budgets. The motion was seconded by Director Kaye. Motion passed 6-0-1 with Director Lacy absent and excused.

Discussion and Possible Action Related to The Waste Water Facility: The Community Manager informed the Board that the Waste Water Facility is now considered to be a State Certified Facility. The State will now require The Oaks to either train a certified operator or to hire a certified operator. The Board directed the Community Manager look for options available for training current staff.

Discussion and Possible Action Regarding Development of a Recreational Area: After some discussion the Board directed the Community Manager to unlock the gates to the field across Jackson Valley Road to be used for recreational purposes. They also directed that a dog waste station be placed in the field.

Discussion and Possible Action Regarding Playground and Clubhouse Improvements: The Board discussed the condition and usefulness of items in the clubhouse including the foo's ball table, the pool table, and the ping pong table. After some discussion, a motion was made by Director Six, seconded by Director Hutson to spend up to \$500 on replacing the current pool table with a used pool table. Motion passed 6-0-1 with Director Lacy absent and excused. There was a motion from Director Hutson, seconded by Director Kaye to build a volleyball court instead of a horseshoe pit in the area where the solar panels were located. Motion passed 6-0-1 with Director Lacy absent and excused. There was some discussion related to replacing the vending machines with vending machines owned by the association. After some discussion, Director Hutson volunteered to reach out to people she knows who operate vending machines routes. The Board also directed the Community Manager to research the cost of purchasing vending machines.

Discussion and Possible Action Regarding Termite Infestation, Landscaping, and Clubhouse Repairs: The discussion centered around the process for addressing the termite problem. The Community Manager discussed the extent of the infestation and the need to get a pest control company to eradicate the termites. The Board directed that once the termites are eradicated the repairs to the building should be completed. This will include replacement of the sidewalk area. There was no discussion regarding to what extent or type of improvements were to be made to the front of the clubhouse.

Social Committee: It was reported that the next BINGO would be a potluck and would be held on June 13th.



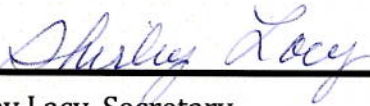
The Oaks Community Association

5607 Jackson Valley Road • Lone, CA 95640-9629

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

toca@att.net

Meeting Adjourned into Executive Session at 7:40


Shirley Lacy, Secretary

9-21-17
Date



The Oaks Community Association

5607 Jackson Valley Road • Lone, CA 95640-9629

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

toca@att.net

Minutes of Board of Directors Executive Meeting

Tuesday, May 16, 2017 at 6:00PM

Meeting reconvened into executive session at 7:50

Members Request to Meet with the Board: A member requested to meet with the Board to request a payment plan for his past due account. The Board turned down his request and asked that he pay the entire balance.

Discussion and Possible Action Related to Past Due Accounts: The Board reviewed the past due account with the Community Manager. The Community Manger reported she would be taking two members to small claims court to collect their past due account.

Shirley Lacy, Secretary

9-21-17

Date