



The Oaks Community Association

5607 Jackson Valley Road • Lone, CA 95640-9629

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

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Agenda Board of Directors Regular Meeting

Tuesday, August 15, 2017 at 6:00PM

Call to Order: The meeting was called to order by President Brown at 6:05 PM.

Pledge of Allegiance: The Pledge of Allegiance was delivered.

Roll Call of Directors: Directors Six and Kaye were not present at the beginning of the meeting but all other Directors were present.

Approval of Minutes: The minutes for the May 16, 2017 regular meeting and executive meeting were approved as corrected. Motion to approved made by Director Lacy, seconded by Director Hutson. Motion passed 6-0-2, with Directors Six and Kaye not in attendance.

Minutes for June 20, 2017 regular meeting and executive meeting were approved as corrected. Motion to approved made by Director Lacy, seconded by Director Hutson. Motion passed 6-0-2, with Directors Six and Kaye not in attendance

Open Forum: No issues were discussed during open forum. Director Six arrived at 6:18.

Treasurer's Report: The Treasurer's Report was delivered by the Community Manager. She reported cash on hand as \$329,160, net Loss for the month of July as \$12,996, and net Income year to date as \$491. Director Lacy asked about deposits into the reserve accounts. The Community Manager reported \$3,000 had been deposited into the reserve accounts.

Maintenance Report: The maintenance report was delivered by Director Morrison. He reported the dredging of the sewer lagoon, street repairs and the RV storage expansion were completed.

Community Manager Report: The Community Manager reported hiring a new maintenance employee.

Informational Item Related to the Current Electrical Rates Established by PG&E: The Community Manager reported to the Board several changes had been made by PG&E which changed the pricing structure. She reported PG&E had combined billing tiers and added a higher usage surcharge. These changes had resulted in higher utility bills for all customers. She further reported the Association's current PG&E bill was more than \$54,000, the



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highest bill the Association has ever received from PG&E. She also reported the Association does not make any additional income from the Gas and Electric. The Association charges the residents of the Association the same rate PG&E charges the Association. The Board discussed the process involved in billing and how the changes with PG&E affected the membership.

A member voiced concerns regarding the financial hardship related to the changes in PG&E rate structure. This was an informational item only and no action from the Board was required.

The Board took a break to allow members of the Jackson Valley Irrigation Board to arrive for the next agenda item.

During the recess Director Kaye arrived at 6:53 PM.

Discussion and Possible Action Regarding Proposed Location Change of Water Tank and JVID Agreement: The Community Manager gave a short history of the Jackson Valley Irrigation District water project. She also referred to the signed agreement detailing the project and the conditions of the project. One condition in the agreement is to provide a storage tank on county property located just outside of the community. Due to possible cost overruns, the JVID project engineer, Jesse Shaw, has proposed to remove the tank from the project and instead increase the size of the tank at the treatment plant. Then, re-route the pipeline to come down Jackson Valley Road, forming a looped system for water delivery. She also reported the JVID board had agreed to reimburse the Oaks for engineering cost related to evaluating the new proposal. The Board discussed the new project and made several statements related to the wording of the agreement. The Board's opinion was stated as believing the water tank was part of the original agreement. JVID's position is the tank is not part of the agreement as the project engineer has final project approval. President Brown and other Board members stated dissatisfaction with how the changes to the project were communicated to the Oaks. It was emphasized all information and communications needs to be presented through the Community Manager only.

There were three JVID Board members in attendance at the meeting. The JVID Board members assured the Oaks Board improvements would be made as to future communications.

Several Oaks Board members requested JVID take ownership of the entire water system, including the distribution system. The JVID Board members present stated this may be considered in the future, but did not make any commitments to do so.



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There were several questions from the membership regarding the agreement and the status of the project.

Discussion and Possible Action Related to Budget and Election Calendar: The Board reviewed the budget and election calendar. On a motion from Director Hutson and seconded by Director Vescera the motion to approve the budget and election calendar as presented was approved. Motion passed 7-0-0

Social Committee: The social committee report was delivered by Director Hutson. She reported the last bingo everyone had a good time. She also reported the next bingo would be September 12th at 6:00 PM for dinner and Bingo starting at 7:00 PM.

The Meeting Adjourned into Executive Session at 8:12 PM.

Shirley Lacy

Shirley Lacy, Secretary

9-21-17

Date



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Agenda Board of Directors Executive Meeting

Tuesday, August 15, 2017 at 6:00 PM

The Board Reconvened into Executive Session at 8:20 PM

Discussion and Possible Action Related to Past Due Account: The Board did not review past due accounts.

Members Request to Meet with The Board: The member met with the board to ask for a payment plan. The board directed the Community Manager to meet with the member and work up a reasonable plan and return the following month for approval.

Possible Pending Litigation: The board discussed a possible pending litigation no action was taken.

Personnel Issues: The board discussed extension of the Community Managers employment contract.


Shirley Lacy, Secretary

9-21-17

Date