



# The Oaks Community Association

5607 Jackson Valley Road • Lone, CA 95640-9629

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

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## Meeting Minutes – Open Board Meeting

Tuesday, September 13, 2022

- A. Meeting Called to Order at 6:00 pm by Director C. Levin
- B. Pledge of Allegiance led by Board President C. Levin
- C. Directors Present: S. Sanchez, A. Hutson, C. Sisson, C. Levin, S. Brown, B. Fletcher was absent and not excused  
New Director R. Lopez (arrived 6:15 pm), seated during meeting
- D. Meeting Rules read by S. Brown.
- E. Board President went through the nominations for the open seat and each nominee present was given an opportunity to present why they wish to be on the Board of Directors. Board did a secret ballot to elect 1 candidate to fill the empty board seat whose term will end December 31, 2022. The first secret ballot ended with a tie vote between Toni Gutherz and Rosa Lopez. The Board conducted a run-off secret ballot between Toni Gutherz and Rosa Lopez. Rosa Lopez won receiving 3 votes and took an active seat on the Board for this meeting.
- F. C. Levin provided an update on the progress of the Solar Project. Contract revisions pending from Select Solar
- G. Open Forum:
  - a. Member suggested that the MRLPP billing date be changed to a date not in the summer because of the higher utility bills. The Board decided to discuss this further at a future meeting.
  - b. Member commented regarding the abundance of trash around the park. A different member noted that this may be caused by the Aces Trash pickup and how it is falling away from the truck while it is being dumped. Requested that S. Cook (the new Community Manager) contact Aces.
  - c. Member commented regarding the dog droppings around the park not being picked up by the pet owner.
  - d. Member commented regarding the political signs in resident lots.
  - e. Director commented that Clubhouse blinds should be closed or mostly closed especially during the summer to reduce heat, thus utilities.
- H. C. Levin provided an update regarding the resignation of the current Community Manager Laurie Triano. Commending her for a job well done during her 3 years. And noting that she will still be under contract for consulting 1 day per week to assist in seating the new Community Manager.  
C. Levin introduced Susan Cook as the new General Manager, with wishes of success.



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- I. a. S. Brown motioned to approve the minutes of August 9, 2022, Executive Meeting minutes, as reviewed in the Executive Meeting. C. Sisson seconded the motion. R. Lopez abstained. Motion passed 5-0-1-b. S. Brown Motioned to approve the August 9, 2022, Open Meeting Minutes. C. Sisson seconded the motion. R. Lopez abstained. Motion passed 5-0-1-1.
- J. Design reviews
  - a. Bill Six lot 21
    - i. S. Brown motioned to approve the design review for lot 21. C. Levin seconded the motion. Motion Passed 6-0-0-1
  - b. Bill Six lot 29
    - i. S. Brown motioned to approve the design review for lot 029. C. Levin seconded the motion. Motion Passed 6-0-0-1
  - c. Bill Six lot 125
    - i. S. Brown motioned to approve the design review for lot 125. C. Levin seconded the motion. Motion Passed 6-0-0-1
  - d. Bill Six Lot 132
    - i. A. Hutson motioned to approve the design review for lot 132. Rosa Lopez seconded the motion. Motion Passed 6-0-0-1
  - e. Board agreed to hear additional Design reviews not on the agenda
    - i. Toni Gutherz lot 106
      1. A. Hutson motioned to approve the design review for lot 106. R. Lopez seconded the motion. Motion Passed 6-0-0-1
    - ii. Shannon Scott lot 012
      1. S. Brown motioned to approve the design review for lot 012. C. Levin seconded the motion. Motion Passed 6-0-0-1
- K. C. Sisson read the August 2022 Financial Statements Review. Formal review done by S. Brown & C. Sisson. S. Sanchez motioned to approve the financials as presented. A. Hutson seconded the motion. Motion passed 6-0-0-1.
- L. Discussion regarding community violations. C. Levin noted that the Board and staff are currently working on the violations process and noted that the new process will be announced in the October newsletter, with consistent reminders as to when The Board will conduct walks. Community members expressed concern regarding dead lawns C. Levin assured the member the questions, concerns and disputes will be heard on a case-by-case basis at a hearing prior to fines being levied. S. Cook to draft Rules & Regulations and Collections Policy Revisions for review.
- M. A. Hutson motioned to remove Laurie Triano from PNC credit card account, and petty cash Checking and issue new cards to C. Levin, S. Cook, J. Cowdell, C. Main and add S. Cook as Signatory Petty Cash Checking. S. Sanchez seconded the motion. Motion Passed 6-0-0-1.



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- N. C. Levin, Discussed the new camera and expense added and noted that much of the cost is being covered by the member whose guests caused damage to some of the cameras being replaced.
- O. Discussion ensued regarding real estate signs. One of the members noted how when they saw the sign in question it surprised her as it appeared that THE OAKS COMMUNITY was for sale. Consensus from the Board and Membership was that signs should not be permitted.
- P. 2022 Budgeted Reserves Expense of \$10k for Clubhouse upgrades. This project is still in progress. Tabled to future meeting
- Q. a. S. Brown noted that our rules were not in compliance with the new laws. C. Levin motioned to change the pool hours to a straight 11am to 9pm. S. Brown seconded the motion. Motion passed 6-0-0-1.
  - b. Pool age missed on agenda. Moved to a future agenda.
- R. a. Discussion regarding increasing the Buena Vista Sewer Fee. S. Brown motioned to increase the Buena Vista Sewer Fees by 8% effective 1/1/2023. C. Levin seconded the motion. Motion passed 6-0-0-1.
- S. a. C. Sisson motioned to rescind the CPI rate approved at 8/9/2022 meeting to \$225 for the 2023 HOA Fees. C. Levin seconded the motion. Motion passed 6-0-0-1.
  - b. C. Sisson motioned to increase the HOA fee by \$9 to \$215, effective 1/1/2023. C. Levin seconded the motion. Motion passed 6-0-0-1.
  - c. Notice to Membership regarding the change in the HOA increase, and rules and regulations for Pool Hours and Violations.
- T. A. Hutson motioned to accept the 2023 Budget as drafted by GM Triano. C. Sisson seconded the motion. Motion Passed 6-0-0-1.
- U. Elector of Inspections missed on Agenda. To be added to the October Agenda.
- V. Tabled to next meeting. New Community Manager to create a Violation walk and financial review schedule to present at the October Meeting.
- W. Movie Night Announced for 9/16/2022- Movie to be Top Gun: Maverick. Jen lot #084 offered Disney + for Hocus Pocus for the October 14, Movie Night.
- X. Future agenda topics to address
  - a. Dog Droppings not being picked up and suggestions on how to better encourage responsible pet ownership.
  - b. Political signs in yards



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- c. French Drain at dog Park
- d. Moving billing date of the MRLPP fee

Y. A. Hutson motioned to adjourn the meeting. S. Sanchez seconded the motion. Motion Passed 6-0-0-1. Meeting adjourned 7:37 pm

Minutes Approved By:

*Ann Hutson*

Secretary, Ann Hutson (signature)

*10/25/22*

Date