



The Oaks Community Association

5607 Jackson Valley Road • Lone, CA 95640-9629

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Agenda Board of Directors Regular Meeting Tuesday, September 19, 2017 at 6:00 PM

Type of Meeting: Regular Meeting

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

Pledge of Allegiance: The Pledge of Allegiance was delivered.

Roll Call of Directors: All Directors were present except for Director Hutson. Director Hutson was absent and excused.

Approval of Minutes: Motion to approve Regular Meeting Minutes of August 15, 2017 as presented made by Director Lacy, seconded by Director Kaye. Motion passed 6-0-1 with Director Hutson absent and excused.

Motion to approve Executive Meeting Minutes of August 15, 2017 as presented made by Director Lacy, seconded by Director Vescera. Motion passed 6-0-1 with Director Hutson absent and excused.

Open Forum: A member stated displeasure with how the Board treated members and JVID Board members during the last Board meetings. The member expressed that she and the JVID Board were not treated in a professional manner during the meeting. A member asked if anything was being done about the standing water in the drainage ditch outside the park entrance. The Community Manager stated she had contacted the County Public Works and they would be cleaning out the ditch. A member asked who is responsible for correcting violations, renters or the homeowner. Board members responded that the homeowner is ultimately responsible for maintaining the property. A member introduced herself as being new to the community. Director Vescera asked when the tiles in the pool would be repaired. The Community Manager responded she was going to discuss that issue as part of her report. Director Vescera also asked why the neighborhood watch was no longer recording cars parked on the street at night. The Community Manager said she would talk to the neighborhood watch.

Treasurers Report: Treasurer's report was delivered by Treasurer Kaye. She reported cash on hand as \$322,694. She reported net loss for the month of August of \$ 2,734 and net loss year-to-date as \$2,140.

Maintenance Report: No report was delivered.

Community Manager Report: The report was delivered by Terri Bailey, the Community Manager. She reported a gas leak survey had been conducted and no serious gas leaks were



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detected. She reported the sewer lines would be scheduled for jetting during October. She reported that the pool would require plastering and some minor tile repairs. She hopes to have bids for the Board to consider next month.

Design Review: Lot 200 submitted a design review to expand the parking at this house. After Board discussion, the design review was rejected as the Board's opinion is it would have infringed on the neighbor's privacy. The Community Manager said she would inform the member they could re-submit the design review for reconsideration.

Discussion and Possible Action Regarding Update of JVID Agreement to Provide Treated Water to the Oaks: The Community Manager reported she had attended the JVID Board meeting on September 13, 2017. She stated she would continue to attend the JVID Board meetings until the water project is completed. She reported to the Board that JVID plans on sending the water project out to bid in October and awarding the final bid at the December 13th meeting. She reported JVID will be working on the development of policies and procedures for the delivery of treated water and she suggested the Board appoint a committee to assist in the development of the policies and procedures. The Board appointed Rickie Brown and Bill Six as Board representatives.

Discussion and Possible Action Related to 2018 Budget: The Community Manager presented the proposed budget for the Board to review. The proposed 2018 budget assumptions were as follows: an overall \$6 per month increase in the dues, increase in the water rates of \$0 .10 per 100 gallons, increase in NFS charges from \$25 to \$35, increase in clubhouse rental from \$25 to \$35, institute a fee for use of outside area for parties, and a fee of \$1 per guest not living in the community to use the pool.

The proposed budget also included a "shift" of funds, shifting \$20.00 from the water assessment fund to the general assessment fund. The "shift" is being requested to allow for state "de-certification" of the water treatment system once JVID begins to provide treated water to the Oaks. To become "de-certified" by the state, rates for water billed by the Oaks to the final consumer, must be the same as JVID charges The Oaks. The rate can only be a passthrough rate. De-certification will save an estimated \$20,000 by reducing the testing and sampling requirements and saving labor costs.

The Board discussed the budget and while most Board members agreed increasing the dues was essential, some members believed that the increase was not necessary now. The Community Manager stated that the reserve funds had not been funded to the amount required by law and that the cost of everything has increased. It was her opinion that an increase in dues is necessary to fully fund the reserves. The Community Manager stated she cannot maintain the current operations at the current funding level. The Board acknowledged this but remained reluctant to increase dues.

A member asked if the Board planned on placing a "cap" on salaries. Director Lacy replied a cap was not being considered. A member spoke in favor of raising the dues \$6 per month. The member stated the increase was necessary because it had been more than 10-12 years since



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the dues had been increased and costs have increased. Two other members stated opposition to the increase. On a motion from Director Six and seconded by Director Vescera the Board voted to reallocate \$20 from the water fee and add it to the HOA dues and not raise the dues overall by \$6 per month as proposed in the draft budget. The motion further stated that all other items be approved as outlined in the budget. Motion passed 6-0-1 with Director Hutson absent and excused. The Board directed the Community Manager to make the necessary cuts to the proposed budget and bring the budget back for consideration in October.

Discussion and Possible Action Related to Contract with BRG to Provide Reserve Study: On a motion from Director Lacy, seconded by Director Kaye, the Board approved awarding the contract for BRG to complete the 2018 reserve study. Motion passed 6-0-1 with Director Hutson absent and excused.

Discussion and Possible Action Related to Members Request for Reimbursement Due to Electrical Issues: The Community Manager reported this item had been placed on the agenda as a precaution. She reported there had been an electrical issue affecting 3 homes. She said she had anticipated one or more of the homeowners asking the Board to reimburse them for damaged appliances. No owners have asked for reimbursement at this point but one of the home requires a shed be removed for the required repairs. The Board directed the Community Manager to contact Motherlode Appliance to assess any damage claims for appliances. The Board appointed President Brown to accompany maintenance to assess the issue and determine if the shed could be replaced.

Social Committee: Director Vescera reported BINGO was well attended last month and there would be another BINGO in October.

The Board adjourned into Executive Session at 7:30 PM.

Rickie Brown, President

1-31-18

Dated



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Agenda Board of Directors Executive Meeting

Tuesday, September 19, 2017 at 6:00 PM

The Board Reconvened in Executive Session at 7:40

- Discussion and Possible Action Related to Past Due Accounts – The Board did not review past due accounts.
- Members Request to Meet with the Board Regarding Past Due Account – The member did not attend the meeting and the board did not discuss this item.
- Disciplinary Hearing Action Against a Member Related to Tampering with Utilities – The member talked to the board regarding fines. The board took no action.
- Discussion and Possible Action Related to Personnel Issues – No action was taken.

The Board adjourned the meeting at 8:10.

Rickie Brown, President

1-31-18

Dated