



The Oaks Community Association

5607 Jackson Valley Road • Lone, CA 95640-9629

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

GM@theoaksione.com

Meeting Minutes –Open Session Meeting

Tuesday, September 12, 2023

- A. Meeting Called to Order at 6:01pm by Board of Directors President C. Levin
- B. Directors Present: R. Lopez, B. Six, S. Brown, S. Sanchez, C. Levin, A. Hutson. 1 vacant seat
- C. Open Forum- affirmed the appreciation card previously approved has been purchased and given to the recipient.
- D. Open Forum- Road Work being down on 9/29/2023. Concerns expressed regarding road closures, additional parking and trash pickup. The RV parking across the street will be open and we are inquiring with Aces to see what we can do to have pickup early or later.
- E. Open Forum- Lot 197 noted that there was a minor change in the completed design review. Turned in notice of completion.
- F. Results from Executive Meeting:
 - a. 8/22/2023- No disputes
 - b. 9/12/2023- Minutes Approved
- G. S. Brown motioned to approve the 8/8/2023 Regular Meeting of the BOD minutes. R. Lopez seconded the motion. Motion passed 4-0-2-0 and 1 seat vacant.
- H. S. Sanchez motioned to accept the August 2023 Financials and requested management review the YTD profit as it seems high. R. Lopez seconded the motion. Motion passed 6-0-0-0 and 1 vacant seat.
- I. Solar Update- Solar is moving forward but slowly. The last notification was that construction was expected to begin at some point this coming fall. We are still on schedule.
- J. Design Reviews.
 - a. Agreed to add an additional newly received Design Review to be discussed last.
 - b. S. Brown motioned to approve the landscaping design review for lot 058. S. Sanchez seconded the motion. Motion passed 5-1-0-0 and 1 vacant seat.
 - c. S. Brown motioned to approve the tree trimming design review for lot 197. S. Sanchez seconded the motion. Motion passed 6-0-0-0 and 1 vacant seat.
 - d. A. Hutson motioned to approve the design review for lot 160 to paint the trim to a light yellow and install a small aluminum canopy over the front door. S. Brown seconded the motion. Motion passed 6-0-0-0 and 1 vacant seat.
- K. S. Brown motioned that 30 days past due notice should include a statement regarding suspension of privileges at 60 days and give notice of the next hearing date. A list should be maintained of those with suspended privileges. During the summer season the list should be



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provided to the Facility Attendant. A. Hutson seconded the motion. Motion passed 6-0-0-0 and 1 vacant seat.

- L. The discussion regarding modifying the billing was tabled to be discussed at the 10/10/23 Regular Meeting. GM should then provide time and cost to manage billing on rented units.
- M. Discussion regarding office equipment was tabled. GM to get cost of copier Maintenance agreement vs. cost of new printer.
- N. Clubhouse updates.
- TV- not needed.
 - C. Levin motioned to accept the black out curtains priced at \$22.99 per set (9 sets are needed) and curtain rods. S. Six seconded the motion. Motion passed 6-0-0-0 and 1 vacant seat.
 - A Clubhouse updates committee was formed to discuss Furniture, lighting, and a new air hockey table. A budget of \$9,500 was established. The committee will consist of A. Hutson and C. Levin.
- O. Volcano Contract update: The meter in questions has been affirmed as powering equipment for Volcano communication. However, the way the contract is written is that the association is responsible for those expenses. The contract is expected to expire in 2030.
- P. R. Lopez motioned to accept the reserve study. S. Brown seconded the motion. Motion passed 6-0-0-0 and 1 vacant seat.
- Q. Social Committee updates.
- Halloween Town Marathon 10/21
 - Movie dates to be provided to post in the Calendar.
 - Movie only needs to be posted for 1 week.
- R. C. Levin motioned to adjourn meeting. S. Brown seconded the motion. Motion passed 6-0-0-0 and 1 vacant seat.- Rosa noted that she will not be available for the 9/26/23 meeting.

Meeting adjourned 7:30 pm

Minutes Approved By:


Secretary, Ann Hutson (signature)

10/10/23
Date