



# 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, October 17, 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** – Director Hutson was absent and excused; all other Directors were present.

**Approval of Minutes** - Approval of Regular Board of Directors Meeting Minutes of September 19, 2017- the minutes were approved as corrected. Motion to approve minutes made by Director Lacy, seconded by Director Kaye. Motion passed 6-0-1 with Director Hutson absent and excused. Approval of Executive Session Meeting Minutes of September 19, 2017 – Motion to approve minutes of executive session made by Director Kaye, seconded by Director Morrison. Motion passed 6-0-1 with Director Hutson absent and excused.

**Open Forum:** Several members spoke regarding the need to continue the neighborhood watch patrol. The general opinion being it was not effective and would save money if it were eliminated. A member voiced the opinion that deaths, births, and other events should be noticed in the community newsletter. Several Board members voiced opposition to publishing such items because it could be viewed as intrusive by the family. Board members pointed out that the clubhouse was used for celebration of life for members at no charge.

**Treasurer's Report** – The Treasurer's report was delivered by Treasurer Kaye. It was reported that cash on hand was \$352,560, accounts receivable were \$57,178, net income for the month of September \$4,909, net income year-to- date \$2,767.

**Maintenance Report** –The report was delivered by Director Morrison. He reported on the status of the cement work on the front walkway, in front of the clubhouse.

**Community Manager Report** – The Community Manager Report was delivered by Terri Bailey. She reported on the progress of the walkway replacement. A member asked why there was rock instead of cement near the wheelchair ramp at the front door. It was



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explained the project was not finished and that area would be cemented in when the project is complete.

**Design Review** – No design reviews were submitted.

**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 meeting and reported that the treated water project was released for bid. She stated that JVID would be opening the bids in November and the winning bid would be awarded at the December meeting. She also reported the engineers report had been completed and the opinion of the engineer was that the JVID proposal to bring the water pipeline down Jackson Valley Road and connect to the Oaks in the front of the community was a better more efficient plan. The reason given was because the system would be a looped system and would also provide the Oaks with higher and more consistent water pressure.

**Discussion and Possible Action Related to 2018 Budget** – The Community Manager presented three budget opinions for the Board to consider. The first budget was the same as presented last month. This budget included an overall increase of \$6.00 in HOA dues. It also transferred \$20.00 from the water surcharge to HOA dues. The second budget transferred \$20.00 from the water surcharge but did not include the overall increase of \$6.00. This budget also eliminated the neighborhood watch wage expense and increased some expense accounts such as training and maintenance costs. The third option transferred \$20.00 from the water surcharge but did not include the overall increase of \$6.00. This option did not increase any expense accounts and did not completely eliminate the wages for neighborhood watch. The neighborhood watch would be funded only for the four months during the summer. Director Lacy voiced her support for the first option, stating the Board needed to fund the reserve account. Director Vescera stated he did not want to see an increase in the dues and the Board should wait until the JVID water project is completed before raising dues. Director Brown stated he did not like to see the dues increased but acknowledged that everything is going up, including the costs to operate and manage the community. Director Vescera stated he would rather not fund the neighborhood watch than to increase dues. Director Lacy stated the Boards primary duty is to ensure funds are available. She also stated she has never known the reserve funds to be funded to the extent required. Director Six stated it would cost him \$26.00 dollars not \$6.00 because he is a landlord and he pays the HOA dues. Director Vescera made a motion to accept budget option two, motion seconded by Director Six, motion failed 3-3-1, with Directors Lacy, Kaye, and Brown voting in the negative and Director Hutson absent and excused. A second motion was made by Director Lacy, seconded by Director Six, motion to



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approve Budget 1 option adding \$6.00 to the HOA dues, and keeping the water surcharge at \$40.00 per month. Motion Passed 6-0-1 with Director Hutson absent and excused.

**Discussion and Possible Action Related to Placing an Item on the Ballot to Convert to a 55 and Over Community.** This item was placed on the agenda by Director Kaye. She stated that in her opinion the community would benefit by higher property values and less vandalism if the community were a 55 and over community. She stated she would like to see a measure placed on the ballot for membership approval to change the CC&R's and Bylaws and getting the process started to convert the Oaks to a 55 and over community. The Community Manager outlined the process. She stated the community could convert to a 55 and over community if 80 percent of the occupied homes were occupied by at least one person who is over 55. It would also require a vote of the membership, but she would have to look up the percent of votes necessary for approval. Director Kaye, Lacy, and Brown voiced support for the idea of placing the issue on the ballot for membership approval. Director Vescera asked about the owners who live in the community now who are not 55 and over. The Community Manager stated anyone living in the community when the ballot measure passed would be grandfathered in and would not be forced to move. Anyone moving into the community after the requirements are met would have to be 55 or over before they could rent or buy a house in the community. The Community Manager was asked about someone younger than 55 inheriting a home in the community. She responded they would either be required to sell the home or rent it to someone over 55, they could not live in the home because they are not 55. Director Kaye made a motion to place the item on the ballot for membership approval, motion seconded by Director Lacy; motion failed 3-3-1 with Directors Six, Morrison, and Vescera voting in the negative and Director Hutson absent and excused.

**Discussion and Possible Action Related to the Newsletter –** The Community Manager provided the Board with 4 samples of newsletters being produced by a company. The newsletter is a magazine type production and includes advertisements for local services. The company that produces the newsletter would be responsible for securing all advertisement and would also collect any revenue from advertisers. The company would print the magazine and allow the Oaks up to 16 pages for content specific to the Oaks. The Oaks would be responsible for distribution of the magazine. The cost to the Oaks would be \$210.00 annually. The Community Manager estimates that it cost about \$150.00 per month to print the current newsletter. Motion to change newsletter format and publication for a one-year trial period. Motion made by Director Lacy, seconded by Director Kaye. Motion Passed 6-0-1 with Director Hutson Absent and excused.



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**Discussion and Possible Action Regarding Review of Disclosure Statements –** The Community Manager stated this was an informational item only. The disclosure statements are sent out annually and include information required by law such as insurance information, delinquency policy, and lien process.

Social Committee – Director Vescera announced BINGO would be hosted next year by Toni Gutherez and Wendy Lizaola. He also announced the passing of Ron Munoz, a long time BINGO volunteer and former Oaks employee.

**The Board adjourned into executive session at 7:33 PM.**

Rickie Brown, President

1-31-18

Dated



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## Agenda Board of Directors Executive Meeting

Tuesday, October 17, 2017 at 6:00 PM

- **Disciplinary Hearing Action Against two residences Related to behavior of their children – The board discussed concerns with the parents of the children involved.**
- **Discussion and Possible Action Related to Past Due Accounts – The Board reviewed the past due accounts and gave direction to the Community Manager**
- **Discussion and Possible Action Related to Personnel Issues – No action was taken.**

Rickie Brown, President

Dated