



# The Oaks Community Association

5607 Jackson Valley Road • Lone, CA 95640-9629

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

toca@att.net

## Minutes of the Board of Directors Regular Meeting Tuesday, November 21, 2017 at 6:00PM

**Call to Order:** Called to order at 6:00 PM.

**Pledge of Allegiance –** Was delivered.

**Roll Call of Directors:** Before taking roll call, President Brown announced Director Lacy had resigned her position on the Board and has moved from the community. He thanked Director Lacy for her time and commitment to the community. All other Board members were present with one vacancy on the Board due to Director Lacy's resignation.

**Approval of Minutes:** Minutes were approved as presented on a motion from Director Vescera and seconded by Director Hutson. Motion passed 6-0-0-1 with one Board position vacant.  
**Approval of Executive Session Meeting Minutes of October 17th, 2017 –** Minutes were passed as presented on a motion from Director Vescera and seconded by Treasurer Kaye. Motion passed 6-0-0-1 with one vacant Board position.

**Open Forum:** No comments submitted.

**Treasurer's Report:** The treasurer's report was delivered by Treasurer Kaye. She reported total cash on hand as \$329,191, net loss for the month of \$1,593 and net income YTD of \$1,132.

**Maintenance Report:** President Brown reported on the progress of the repairs to the front walkway.

**Community Manager Report:** Delivered by Terri Bailey, Community Manager. Terri reported she had not ordered the mailboxes yet and asked the Board if they wanted to reconsider purchasing the new mailboxes all at one time rather than piece-meal. On a motion from Director Hutson and seconded by Director Vescera, the Board approved purchasing all the mailboxes at a cost of approximately \$22,000.00. Motion passed 6-0-0-1, with one vacant Board position. She reported the newsletter would be changing in January of 2018 and also reported a workshop for a USDA grant/loan program would be held at the clubhouse on December 7<sup>th</sup> at 2:00 PM. The Community Manager asked if the Board intended to hold a December meeting. After some discussion they decided to cancel the Board meeting for December.

**Design Review:** A design review for lot 88 was rejected. The Board believed the paint color was too bright and wasn't on the list of acceptable colors.



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**Discussion and Possible Action Regarding Reserve Study:** Motion to approve the reserve study as presented was made by Director Vescera and seconded by Director Hutson. Motion passed 6-0-0-1.

**Discussion and Possible Action Related to approval of a Volunteer Policy:** A motion to approve the volunteer policy as presented was made by Director Hutson and seconded by Director Six. Motion passed 6-0-0-1 with one vacant Board position.

**Discussion and Possible Action Related to Volunteers Providing Labor to Repair Signage and Repair to Curbs:** After some discussion the Board generally agreed with the proposal and approved the member going forward with their plans.

**Discussion and Possible Action related to Painting the Clubhouse and Landscaping Front of Clubhouse:** There was general agreement on the Board. A motion was made by Director Hutson to purchase mailboxes to replace all the current mailboxes and seconded by Treasurer Kaye. Motion passed 6-0-0-1 with one vacant Board position.

There was general Board discussion related to painting the clubhouse and landscaping the front of the clubhouse. The Board directed the community manager to seek input from the membership by asking them to vote on the color choice. A motion was made by Treasurer Kaye to put a concerted effort into sprucing up the appearance of the community. Motion was seconded by Director Hutson. Motion passed 6-0-0-1 with one vacant Board position.

**Discussion and Possible Action Related to Placing an Item on the Ballot to Convert to a 55 and Over Community: (Reconsideration)** – Director Vescera made a motion to not place this item on the ballot. Motion was seconded by Director Six. Motion passed 4-1-0-1 with Director Kaye voting against the motion and one vacant Board position.

**Discussion and Possible Action Related to Resolutions Establishing HOA Dues, Water Rates, Sewer Rates and various fees and charges for the 2018 Budget Year:** Motion to approve the resolutions as presented made by Director Hutson and seconded by Director Morrison. Motion passed 6-0-0-1 with one vacant Board position.

**Discussion and Possible Action related to Appointment of Election Inspectors:** The Board gave authority to Community Manager Bailey, to seek out and appoint election inspectors, as no one had applied for the positions yet.



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**Social Committee:** Director Vescera reported that bingo would start again sometime after the new year.

**The Board adjourned at 6:58 PM.**

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Rickie Brown, President

1-31-18

Dated



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## Agenda Board of Directors Executive Meeting

Tuesday, November 21, 2017 at 6:00 PM

### The Board Reconvened at 7:05

**Disciplinary Hearing Action Members Not in Good Standing:** The Board of Directors held hearings to determine members considered to be not in Good Standing at this time. There were 28 Members who were determined to be not in good standing due to outstanding account balances.

### The Board adjourned the meeting at 7:25

Rickie Brown, President

Dated