



The Oaks Community Association

5607 Jackson Valley Road • Lone, CA 95640-9629

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

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Board of Directors Regular Meeting Minutes December 18, 2018

Call to Order:

Meeting was called to order by President R. Brown at 6:00 pm.

Pledge of Allegiance:

The Pledge of Allegiance was delivered.

Roll Call of Directors:

Directors Present: S. Brown, R. Brown, Calhoun, Hutson, Morrison. Directors absent and excused: Six.

Approval of Minutes:

Regular Board of Directors Meeting Minutes of October 16, 2018: Director S. Brown motioned to approve the minutes of October 16, 2018. Director Morrison seconded. The motion was approved 4-0-1-1, with Director Hutson abstaining.

Executive Meeting October 16, 2018: Director S. Brown motioned to approve the executive minutes of October 16, 2018. Director Morrison seconded. The motion was approved 5-0-0-1.

Special Board of Directors Meeting of November 7, 2018: Director S. Brown motioned to approve the minutes of November 7, 2018. Director Morrison seconded. The motion was approved 5-0-0-1.

Executive Meeting Regarding Members Hearing of November 7, 2018: Director Morrison motioned to approve the executive minutes of November 7, 2018. Director Calhoun seconded. The motion was approved 5-0-0-1.

Regular Meeting Minutes of November 20, 2018: Director S. Brown motioned to approve the minutes of November 20, 2018. Director Morrison seconded. The motion was approved 4-0-1-1, with Director Calhoun abstaining.

Executive Session November 20, 2018: Director S. Brown motioned to approve the executive minutes of November 20, 2018. Director Morrison seconded. The motion was approved 4-0-1-1, with Director Calhoun abstaining.

Open Forum:

Member asked why everything is going up so much? President R. Brown explained that some of the costs have been rearranged. This item is on the agenda and will be further discussed later.



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Member asked what the Board is doing about the house that is boarded up. President R. Brown stated that it is a personal matter and cannot be discussed at the general meeting. Member stated she did not care. It has been going on for over a year. It is time to be discussed openly. How long will it take for something to be done? Director S. Brown explained there is a legal process that must be followed. Director S. Brown stated anyone in the community can talk another home owner.

Member asked why there is low attendance at the meeting. Director Calhoun stated its Christmas. Member stated maybe members feel things aren't getting done. Director S. Brown stated maybe members feel they are represented. Usually member come to complain. President Brown stated there is better attendance in the summer.

Member wanted to wish everyone a happy holiday.

Member stated she received the letter about the \$400,000.00. She asked if it is possible to get a list of where the funds went. Director S. Brown stated it went to operations.

President R. Brown stated that is an accumulation on years. Director Calhoun explained how the reserve funds are obtained.

Treasurers Report:

The Treasurer's Report was delivered by Director Calhoun. She reported cash on hand to be \$27,649; Net loss for the month of November as \$6,455; Accounts Receivable as \$77,847; Net Loss Year to Date (\$27,256).

Dana asked for a motion to file five liens. Director S. Brown motioned to move this item to the executive session. (Motion did not receive a second.) Community Manager Bailey stated it will also be in the executive session. This portion has to be completed in the open session. Director S. Brown stated he will not approve any liens without seeing the liens.

Community Manager Bailey stated she is following the direction given by the attorney. Director S. Brown stated the open session can be re-opened after executive session and the liens can be approved at that time. President R. Brown stated that was fine.

Maintenance Report:

Director Morrison reported the carport at lot #123 has been removed.

About a week ago there was a water leak. It was on the Jackson Valley Irrigation District's side. The leak causes some residents to be without water. The leak has been fixed.

Director Calhoun would like the inside of the clubhouse to be upgraded. President R. Brown asked this to be place on the next agenda. Community Manager Bailey stated Director Calhoun would like to form a committee.

Community Manager Report:

Community Manager Bailey delivered the Community Manager's Report.



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Yard waste will not be picked-up starting in January 2019. Pick-up will resume in April 2019. All yard waste must be in a bag or can.

There were four open Board seats and four people applied for the seats. According to our bylaws, those Board members can be appointed by acclamation. Therefore, an election will not take place. Directors R. Brown, S. Brown, Calhoun, and Hutson were appointed by acclamation.

There will be an annual membership meeting on January 7, 2019. A quorum of 62 eligible members must attend in order for any business to be approved.

The office will be closed at 2:00 pm on December 24, 2018 and all day on December 25, 2018 and January 1, 2019.

Wastewater Report:

Community Manager Bailey delivered the Wastewater Report. Everything is going well. There is a bird in one of the owl houses. It is not an owl. All items listed from the State Water Control Board have been addressed and are corrected or in the process of being corrected. The markers for the water level will be installed when the ground is drier, so the crane can get to the ponds.

Bradley is expected to complete his training hours in February. He is meeting with Brady on the weekends. Bradley is scheduled to take the water treatment test in February.

Treated Water Report:

Community Manager Bailey delivered the Treated Water Report. Community Manager Bailey spoke with the General Manager of Jackson Valley Irrigation District regarding the final connection. Everything is on schedule for mid to late January 2019. There was a leak at one of the Jackson Valley Irrigation District connection points. There was a saddle that came loose when the valve was connected. Jackson Valley Irrigation District fixed the leak. Community Manager Bailey has asked the plant operator to write a closure plan. To date, he has not completed a plan. Community Manager Bailey will be contacting the project engineers and the California Rural Water Board to see if they can help. She will also ask for information on what residents need to do for the transition. President R. Brown stated it will be minimal. Water will be changing direction. This will cause sediment to be in the water even though the lines will be flushed. Jackson Valley Irrigation District will not be charging for water during the couple of days the lines are being flushed. Residents will not be charged either.

Jackson Valley Irrigation District will be adopting water policies in January 2019. Are there any questions or comments about the policies? Director S. Brown asked if the contract has been updated since Jackson Valley Irrigation District has made changes? Community Manager Bailey stated she has discussed the need to update the agreement. Director S.



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Brown asked why did the Board decide to go with a flat rate for water rather than a per unit rate they charge everyone else? President R. Brown stated that what they charge everyone else is a lot more expensive. Director S. Brown stated he understands this, however since we are trying to cover a fixed cost we could have charge the \$2.80 per unit and a \$50.00 base water fee. The base water fee would cover the majority of the fixed cost and the usage would cover the rest. Director S. Brown is concerned that if the water rates go up, residents will cut back on water usage. This will cause usage to drop below the contracted usage of 11 million gallons. Community Manager Bailey stated the Board could discuss this with Jackson Valley Irrigation District if they would like to change the agreement. Discuss ensued regarding rates and how we are charging for water units. Community Manager Bailey stated that the question tonight is does the Board have any questions or comments about Jackson Valley Irrigation District's policies and procedures. If the Board wants to look at the rates, it can be put on the next agenda.

Social Committee Report:

Community Manager Bailey stated Bingo needs more people to attend. Directors Hutson and Calhoun need to view the holiday decorations and choose the winners of the contest.

Design Review:

There were no design reviews before the Board.

Board Appointment to fill a 1-year term ending in January 2020 due to Resignation.

President R. Brown stated there was only one applicant. The Board appointed Rosa Lopez to the open Board position.

Discussion and Possible Action Related to Reserve Investments Discussion

Community Manager Bailey present her findings regarding CD rates. Edward Jones is the best rate. Director S. Brown motioned to open an account at Edward Jones for our certificates of deposits and money market funds. Director Lopez seconded. The motion was approved: 6-0-0-1.

Discussion and Possible Action Related to Approval of Reserve Study

Community Manager Bailey presented the Reserve Study. Director Hutson asked if the reserve study is available to members. Community Manager Bailey stated the first three pages are mailed to all members. Director S. Brown motioned to approve the reserve study. Director Hutson seconded. The motion was approved: 6-0-0-1

Discussion and Possible Action Related to Dues, Water Rate Increase, Hookup and Standby Fees.



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Director Hutson read the notice of assessment and water rate increase. This notice was mailed to all members. President R. Brown stated overall increase should be minimal. Discussion ensued regarding personal usage and costs. President R. Brown explained how the water rates were determined. Member asked if the clubhouse and pool were included in the determination. Community Manager Bailey stated yes, they were. A new water meter has been installed at the clubhouse. The clubhouse and pool will be paying for water usage. Director S. Brown asked if the monthly rates in the Jackson Valley Irrigation District agreement were set no matter how much water we use. Community Manager Bailey confirmed this. Director S. Brown stated the letter was a slight mis-statement. The rate is what we determined to charge, not what Jackson Valley Irrigation District charges. Director Hutton motioned to review the usage and rates in July 2019. Director Calhoun seconded. The motion was approved: 6-0-0-1. Discussion ensued regarding water rates and usage. Director S. Brown motioned to accept the HOA dues increase and water rates and fees as noticed. Director Hutson seconded. The motion was approved: 6-0-0-1

Future Agenda Items: This item is to Provide Board Members an Opportunity to Request Items to be Placed on Future Agendas.

Director Calhoun would like to discuss forming a committee for the upgrade of the interior of the clubhouse. Committee of five including three members.

President R. Brown would like to discuss major projects for 2019.

Meeting was adjourned at 7:45 pm.

/s/ Ann Hutson

Ann Hutson, Secretary

01/15/2019

Date