



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, April 11, 2023

- A. Meeting Called to Order at 6:00 pm by Board of Directors President C. Levin
- B. Directors Present: C. Sisson, A. Hutson, R. Lopez, S. Brown, S. Sanchez, C. Levin. Absent with excuse is R. Kaye
- C. The Board agrees to add an agenda item regarding remotes for the firetrucks before the Solar Update.
- D. A member noted that the speakers in the clubhouse were insufficient, the Board requested the GM to research several new speaker options to present to the Board in May. An Update for the Fire District rezoning was requested Director S. Brown responded that research found that the community was already zoned to the highest level and no additional action was necessary. It was noted that Director C. Levin was contacted by someone noting that the perimeter fence on West Park is owned by the Neighbor.
- E. Note that Minutes from the Executive meeting were approved in the Executive Meeting. Additionally, it was noted that during the 3-28-2023 meeting fines for violations were approved.
- F. It was noted that the Secretary name on the minutes were incorrect. S. Brown motioned to approve the 3/14/2023 and 3/23/2023 minutes as corrected. R. Lopez seconded the motion. Motion Passed 6-0-0-1
- G. Report on Over budget items was reviewed with no questions.
- H. Financials were reviewed with no questions. C. Sisson motions to accept the March 2023 financials. A. Hutson seconded the motion. Motion Passed 6-0-0-1
- I. Reports and proposals from PNC and Bank of Stockton were reviewed. S. Brown motioned that through PNC we move \$100,000 into CD's using the PNC Brokerage rotating and move the balance of funds into either Money Market accounts or High Yield Savings (after confirming withdrawal limits) and move the Payroll to Paychex through PNC. Review expenses and projects and present to the board an appropriate plan to possibly move more funds to additional CDs as needed. The goal being to keep within FDIC coverage limits and Maximize interest while maintaining liquid fund for upcoming projects. C. Levin seconded the motion. Motion Passed 6-0-0-1
- J. S. Brown Motioned to provide the large, long range remotes to all area fire truck so they can have easy access to respond. C. Levin seconded the motion. Motion Passed 6-0-0-1



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- K. C. Levin noted that the Solar project was progressing. The Engineering proposal was approved with conditions and the Environmental walkthrough happened last week.
- L. After discussion S. Brown motioned to approve the design review for lot 107. A. Hutson seconded the motion. Motion Passed 6-0-0-1
- M. After discussion S. Brown motioned to table the request from 019 to remove a tree until a proper design review was received. C. Levin Seconded the motion. Motion Passed 6-0-0-1
- N. After discussion the request to remove a speedbump in front of lot 019, C. Levin motioned to deny the request. C. Sisson seconded the motion. Motion passed 6-0-0-1. The issue may be revisited when doing other road work in the area.
- O. After discussion, S. Brown motioned to approve the request to remove the vegetation on Jackson Ct behind lot 019. A. Hutson seconded the motion. Motion failed 1-5-0-1. S. Brown then motioned to allow the owner to trim the vegetation encroaching on his side of the fence. C. Levin seconded the motion. It was noted that Maintenance. Main had volunteered to trim the vegetation this first time. But in the future, it will be the responsibility of the owner. Motion passed 6-0-0-1.
- P. S. Brown motioned to approve the 2024 Budget and Elections Calendar with corrected dates. A. Hutson seconded the motion. Motion passed 6-0-0-1.
- Q. It was noted that Rules and Regulation change suggestions should be brought to the May Open meeting. May 9, 2023.
- R. C. Levin motioned that we sign the agreement with BroadBand Agreements to allow them to negotiate with Volcano to see if anything can be done to re-coup some of the electrical expense that had increased due to the new equipment installed on the Volcano Tower without knowledge of the Association. 6-0-0-1. Agreement signed by C. Levin, President.
- S. C. Levin motioned not to move forward with the speed Radar Sign, or camera. S. Sanchez seconded the motion. Motion passed 5-1-0-1
- T. Due to lack of community volunteers, activities that need a host (Movie Nights, etc.) have been postponed. C. Levin motioned that activities be tabled until a Social Committee with more community participation is formed. A. Hutson seconded the motion. Motion passed 6-0-0-1. Activities not requiring a "host"(ie weekday video activities) can proceed as scheduled. General Manager noted that staff will make every effort to make sure announcements are made.



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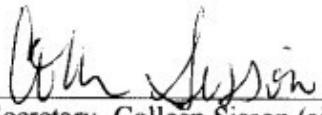
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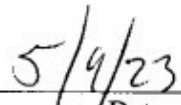
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- U. The board expressed appreciation to Toni G. and Bill S. for contributions to the Easter Potluck and Bingo. Great fun was had by all and the Prime Rib donated by Bill Six was excellent.
- V. Directors would like to see added to a future agenda items regarding project funding and potential to put more funding into higher yielding accounts, and potential changes to Rules and Regulations.
- W. A. Hutson motioned to adjourn meeting. R. Lopez seconded the motion. Motion passed 6-0-0-1

Meeting adjourned 7:44 pm

Minutes Approved By:


Secretary, Colleen Sisson (signature)


Date

THE OAKS COMMUNITY ASSOCIATION
APRIL 2023 STATEMENTS REVIEW
(NOT SAME AS LEDGERS IN QUICKBOOKS)

<u>General Funds:</u>	<u>Account #</u>	<u>Total</u>	<u>Same Time Last Year</u>
PNC Operating Checking Acct (as of 4/30/2023 stmt)	XXXX1262	\$121,827.14	\$51,225.67
PNC Petty Cash Checking Acct (as of 4/30/2023 stmt)	XXXX6825	\$1,198.69	\$435.36
PNC Credit Card Owed (account closed)		\$0.00	(\$8,949.07)
Staples Credit Card Owed (as of 4/28/2023 stmt)		(\$965.90)	(\$101.34)
Petty Cash Fund		\$225.10	\$853.45
Total General Fund :		\$124,216.83	\$43,464.07
Reserve Fund: For Repairs & Replacement of Assets			
PNC Insured Deposit Acct (as of 4/30/2023 stmt)	XXXX4997	\$260,636.65	\$189,342.08
PNC Reserves CD		\$37,790.77	\$37,783.21
Total Reserves :		\$298,427.42	\$227,125.29
TOTAL OF ALL TOCA FUNDS :		\$422,644.25	\$270,589.36
2023 Unfunded Reserves Months Payable at \$10713.34		\$0.00	\$0.00
Reserves Loan balance (account closed)		\$0.00	\$0.00
PNC Line of Credit (account closed)		\$0.00	\$0.00
Total Due Rsvs Short Term		\$0.00	\$0.00
2023 FULLY FUNDED RESERVES BALANCE TARGET		\$ 854,603.00	\$ 801,080.00
BALANCE DUE FROM OPERATING TO RESERVES		\$ 431,958.75	\$ 530,490.64
Social Committee Cash fund		\$399.12	\$28.00
Bingo Cash Fund		\$189.66	\$423.85
ACCOUNTS RECEIVABLE:			
Debits (Past due accounts)		\$ 28,111.11	\$ 91,471.32
Credits (Credits due Members or prepaid invoices)		\$10,019.60	(\$2,389.04)
Allowance for Doubtful accounts		(\$5,305.98)	(\$58,576.82)
Total Accounts Receivable Net Balance:		\$ 32,824.73	\$ 30,505.46
Prepared by: Susan Cook 5/2/2023			