The Oaks Community Association

5607 Jackson Valley Road ● Ione, CA 95640-9629
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Meeting Minutes - Board of Directors – OPEN SESSION
Tuesday, February 9, 2021

Meeting called to order at 6:01 pm

Directors R. Brown, B. Six, D. Morrison, S. Sanchez, A. Rodriguez, B. Fletcher present. Director A. Hutson attended via Zoom.

Approval of Minutes:

a. Director A. Hutson motioned to approve January 12, 2021 Executive Session, Annual Membership Meeting and Open Board meeting minutes. Director S. Sanchez seconded the motion. Motion passed 7-0-0-0

B. Design Review
   a. BV5715 landscaping, etc. - Approved, all Board members signed off
   b. AW5564 – no design review packet received, but GM Triano explained fencing changes and Board approved once packet is received.
   c. AR5674 – change to prior approved parking plan – Approved, all Board members signed off

C. Treasurers Report
   a. Director A. Rodriguez motioned to approved reviewed January 2021 financial statements (reviewed by Director R. Brown and A. Rodriguez, signed off by all Directors), Director D. Morrison seconded the motion. Motion passed 7-0-0-0
   b. GM Triano outlined that 5 months of 2020 target reserves still remain unfunded, but 3 months of 2020 and January 2021 were funded in January 2021.
   c. GM Triano outlined that 12/2019 Reserves loan and Line of Credit balances are zero

D. Director B. Fletcher motioned to leave Reserves funds, including CD maturing in 2/2021, in Insured Investment Account in order to keep Reserves funds liquid for anticipated Road work expenditures in late 2021 or 2022. We will revisit if market and investment choices improve. Director A. Hutson seconded the motion. Motion passed 7-0-0-0

E. GM Triano reviewed Board Executive Session approval on 2/9/2021 to write off VC5635, $4,725.49 and VC6029, $4,712.49 to Bad Debt against 2020 since we have no collection options (statute of limitations).

F. GM Triano reviewed Litigation resolution and anticipated cost to The Oaks, letter to be mailed to all Owners by 2/12/2021 for disclosure.

G. GM Triano reviewed emergency roof repairs that were made, $ 3,350, bought us approximately 2 years, but roof will need to be replaced and budgeted for

H. Director A. Rodriguez motioned to approve $8,500 previously bid for final demo to exterior tanks at old Water Treatment Plant to eliminate hazard and eyesore. Director A. Hutson seconded the motion. Motion approved 7-0-0-0. Future plan for use of land to be on next agenda.

I. Director B. Fletcher motioned to approve $3,756 for various cement repair projects. Director A. Rodriguez seconded the motion. Motion passed 7-0-0-0

J. Director A. Rodriguez motioned to approve the $ 1,600 that would be The Oaks half of shared fencing repair for 5800 W. Park Drive if new owner closes and wants to proceed. Director B. Fletcher seconded the motion. Motion approved 7-0-0-0

K. Discussion and action for replacement of fence across from Clubhouse tabled pending receipt of bid

L. Director S. Sanchez motioned to approve $ 675.33 for wood fence repairs around Clubhouse to ensure longevity of existing fence. Director D. Morrison seconded the motion. Motion passed 7-0-0-0

M. Director A. Hutson motioned to approve $ 2,387 for temporary RV guest parking and additional gravel to RV Storage new area. Director D. Morrison seconded the motion. Motion passed 7-0-0-0. GM Triano to draft Temporary RV guest parking rental agreement and fees.

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N. Park Home Competition and Prizes – tabled until next meeting and Director A. Hutson will bring further detail on what she has done in the past.
O. GM Triano to draft letter for Board review regarding enforcing CC&R's rule about all Owner/Landlords requiring Tenants to have trash service and must be part of rental agreement.
P. Wastewater Report – Report provided for Board review. GM Triano and C. Main outlined that electrical panel upgrade approved in 2020 should be done in coming month, WWTP final approval/new order received and testing plans modified accordingly.
Q. Road Committee Report – No activity
R. Social Committee Report – No activity
S. Future Agenda Items: Director A. Rodriguez requested Bus Stop Dry Cover be discussed at next meeting

Director B. Six motioned to adjourn meeting. Director S. Sanchez seconded the motion. Motion passed 7-0-0-0.

Meeting adjourned 7:10 pm

Submitted By:

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Ann Hutson, Secretary Date