The Oaks Community Association

5607 Jackson Valley Road ● Ione, CA 95640-9629
Phone 209-274-6056 Fax 209-274-6058
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Open Board Meeting Minutes
Tuesday, September 14, 2021

Type of Meeting: Open Meeting

Meeting was called to order at 6:00 pm by Vice President B. Six

Directors Present, B. Six, S. Sanchez, D. Morrison, B. Fletcher, A. Hutson, and A. Rodriguez present. Director R. Brown absent and excused.

Director S. Sanchez motioned to approve the August 10, 2021, Executive Meeting minutes. Director A. Rodriguez seconded the motion. Director A. Hutson abstained as she was not at the meeting. Motion passed 5-0-1-1.
Director S. Sanchez motioned to approve the August 10, 2021, Open Meeting minutes. Director B. Fletcher seconded the motion. Director A. Hutson abstained as she was not at the meeting. Motion passed 5-0-1-1.
Director A. Hutson motioned to approve the August 24, 2021, Emergency Executive Meeting minutes. Director S. Sanchez seconded the motion. Motion passed 6-0-0-1.

Open Forum –

- Member questioned legality of 10% late fee on utilities, GM Triano noted we are not a utility and have to pay the utilities, regardless of if members pay, and that it was reviewed by lawyer before publishing.
- Member asked about Board nominees, mailing just went out recently for 4 seats up for election, we have received 1 application so far.
- Director A. Hutson noted to watch for more info on holiday contest.

August 2021 financials reviewed prior to meeting by Directors A. Rodriguez and A. Hutson in detail. Director A. Hutson motioned to approve August 2021 financials. Director S. Sanchez seconded the motion. Motion passed 6-0-0-1.

Director A. Hutson motioned to approve changing Mailing of pre-ballot notice, budget, reserve study, disclosures, etc. from 11/11/2021 to 11/8/2021. Director A. Rodriguez seconded the motion. Motion passed 6-0-0-1.

Director S. Sanchez motioned to approve the 2022 Reserve Study as written. Director A. Hutson seconded the motion. Motion passed 6-0-0-1.

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Director A. Hutson motioned to approve the 2022 Budget as written. Director A. Rodriguez seconded the motion. Motion passed 6-0-0-1. NOTE: GM Triano mis-spoke, financials have not been included in newsletter or posted online, only meeting minutes. GM Triano will work on having some portion of financials for members regularly over the coming month, including historical financials online on our website.

Director B. Fletcher motioned to approve the 2022 HOA Assessment increase of 5.64%, $11.00 increase, to new HOA monthly assessment of $206.00. Director A. Hutson seconded the motion. Motion passed
6-0-0-1.

B. Fletcher agreed to re-install retaining wall on Lot 126, with sufficient back fill and compaction, to restore prior engineered integrity on lot to support lot behind it and The Oaks transformer, by no later than 10/31/2021 at his expense. Director A. Rodriguez motioned that The Oaks is not responsible for any of the associated costs for this restoration. Director A. Hutson seconded the motion. Director B. Fletcher abstained since this involves his property. Motion passed 5-0-1-1.

Director A. Rodriguez motioned to Adopt the revised Rules and Regulations now that member review period is complete. Director S. Sanchez seconded the motion. Motion passed 6-0-0-1.

Director A. Hutson motioned to Adopt the revised Collection Policy now that member review period is complete. Director A. Rodriguez seconded the motion. Motion passed 6-0-0-1.

Director S. Sanchez motioned to rename the Facility Fee to Sewer Use Assessment in line with what it is for. Director A. Hutson seconded the motion. Motion passed 6-0-0-1.

Director A. Hutson motioned to close the pool down after 10/24/2021 and work on repairs, which will require draining the pool. Director A. Rodriguez seconded the motion. Motion passed 6-0-0-1.

Director A. Hutson motioned to approve the CEI $23,400 bid and plan of work for 3 new street valves on Hilltop, and a new fire hydrant valve at the hydrant in Hilltop Court, including required shut-off of all community water for a day, resulting in boil water notice for 72 hours, to save $8,836 for a “live water” installation. Director A. Rodriguez seconded the motion. Motion passed 6-0-0-1.

GM Triano discussed the meter read process and that E. Hughes will notify meter readers to lock billing period for any month where meters are not read in time. GM Triano also will evaluate possibility of doing meter reads in-house in the future if bandwidth allows.

Wastewater report presented for Board review and GM Triano reviewed OSHA on site visit.

Director A. Hutson motioned to adjourn meeting. Director D. Morrison seconded the motion. Motion passed 6-0-0-1. Meeting adjourned 7:35 pm.

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Submitted By:

_____ _____

Ann Hutson, Secretary Date