



# 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 – Regular Meeting

Wednesday, March 13, 2024

- A. Meeting Called to Order at 6:05pm by Board of Directors President S. Brown.
- B. Directors Present: P. Malone, D. Gomez, A. Hutson, B. Cammarota, B. Six, S. Brown; J. Weaver was absent with excuse. Also present was General Manager S. Cook.
- C. The consensus of The Board was the reading of the Meeting Rules was not necessary at this meeting.
- D. The consensus of The Board was to change the start time of the Regular Meeting to 6:05pm to allow a break between meetings.
- E. No open Forum Comments.
- F. Results of Executive Meetings. 2/21/24 special meeting was an open meeting and the minutes are available for review by the membership. At the 3/13/24 Executive meeting, the minutes were approved for the 2/14/2024 Executive Meeting and the Executive Hearing and Violations meetings. At the 3/13/2024 Executive Hearings and Violations Meeting the collections and violations were verbally reviewed.
- G. B. Six motioned to approve the 2/14/2024 Regular Meeting Minutes. B. Cammarota seconded the motion. Motion passed 6-0-0-1.
- H. B. Six motioned to approve the 2/21/2024 Special Meeting Minutes. B. Cammarota seconded the motion. Motion passed 6-0-0-1.
- I. No questions or comments regarding the Budget Exception Report.
- J. A. Hutson motioned to accept the February 2024 Financial Statements. P. Malone seconded the motion. Motion Passed 6-0-0-1.
- K. The consensus of The Board was to table the discussion regarding the Fraud Situation for additional information. The Board would like to review the emails. Adding this item to the April 10, 2024 Executive Meeting Agenda.
- L. No comments regarding the 2024 Project List.
- M. A. Hutson motioned to approve the sewer spray field re-allocation that opens the needed portion for the solar field. D. Gomez seconded the motion. Motion passed 6-0-0-1.



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- N. Design Review for lot 180 – Adding Solar was tabled for more information from the member. The Board would like to know the position of the Solar Panels on the house.
- O. P. Malone motioned to renew the Adams Stirling Client Advantage Program. A. Hutson seconded the motion. Motion passed 6-0-0-1.
- P. A. Hutston motioned to move the bench located at the intersecion of Heritage, Cody and Park Circle to the Palm Tree and to also move the Pet Station, to add a light and to include a no profanity sign. B. Six seconded the motion. Motion passed 5-1-0-1.
- Q. Front Gate entry drive up keypad was completely replaced and upgraded with back lighting. The exit gate sensor loop was also replaced. General Manager S. Cook is retaining her remote however will be using the front entry keypad to ensure it is working properly. General Manager S. Cook will also have the keypad checked at by the night watch at night.
- R. A. Hutson motioned to include member ads/notices to the oakleaf news letter for a 6 month probationary time. The length of ads and running time to be decided at the General Managers discretion.
- S. The consensus of The Board was to review meetings for the year in January and make necessary changes to avoid meetings on holidays.
- T. B. Six motioned to leave Green Waste Pickups as is, at 2 pickups per week (Monday and Friday). A. Hutson seconded the motion. Motion passed 5-1-0-1
- U. P. Malone motioned to allow the purchase of the Panther Dump trailer with a GRWT at 7,000 lbs. B. Six seconded the motion. Motion passed 6-0-0-1.
- V. The Redwood behind lot 017 is healthy and thriving. The consensus of The Board was to request an arborist review all the trees in the community in 2 years.
- W. B. Cammarota motioned to remove the tree just outside the pool area to alieve debris and prevent clogging of the pool. D. Gomez seconded the motion. Motion passed 6-0-0-1.
- X. Reminder the BOD Meet and Greet is April 13, 2024. It is encouraged that all Directors be present.
- Y. Community Yard sale set for May 4&5 with the Aces Annual Clean up date then May 8, 2024.
- Z. P. Malone motioned to approve the Social Committee recommendation of the 6/8/2024 Summer Pool Party and PotLuck from 3pm to 6pm. D. Gomez seconded the motion. Motion passed 6-0-0-1.



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AA. D. Gomez motioned to approve the Social Committee recommendation of the Lot Beautification program as presented limiting winners to Members in Good Standing. The program will acknowledge the Best Looking/Maintained lot as well as the Most Improved lot with a \$25 credit to the resident account. The program will run each year from May to September, with May's most improved status being compared to the prior month.

BB. The next Social Committee meeting is 6/5/2024.

CC. A. Hutson motioned to adjourn the meeting. B. Six seconded the motion. Motion passed 6-0-0-1.

Meeting adjourned 8:30pm

Minutes Approved By:



Secretary, Ann Hutson (signature)



Date