



The Oaks Community Association

5607 Jackson Valley Road • Lone, CA 95640-9629

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Agenda - Board of Directors – OPEN SESSION

TUESDAY, August 9, 2022 - 6:00 pm

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call of Directors
- D. Reading of Meeting Rules
- E. Discussion and Possible Action on Open Board Seat Appointment
- F. Discussion and Possible Action on Community Solar
 - a. Unsolicited Solar Bid
 - b. Solar Ballot Count
 - c. Letter of Intent Update
 - d. Miscellaneous related to Community Solar
- G. Open Forum
- H. Review of Voted on Executive Meeting Actions
- I. Approval of Minutes:
 - a. June 1, 2022 Revised Executive Meeting Minutes
 - b. July 12, 2022 Executive Meeting Minutes
 - c. July 12, 2022 Open Meeting Minutes
 - d. July 20, 2022 Emergency Executive Meeting Minutes
- J. Design Review
 - a. 5704 Jackson Court - Shed
- K. Treasurers Report
 - a. Approval of Financial Statements for July 2022
 - b. Discussion and Possible Action on 7/12/22 meeting motion for annual CPA audit
 - c. Discussion and Possible Action on CPA Engagement Contract for 2022
 - d. Discussion and Possible Action on Financials Sign-off
 - e. Discussion and Possible Action on Webinar for How to Read Association Financial Reports
- L. GM Triano Update:
 - a. Susan
 - b. Cameras
 - i. New
 - ii. Flock Safety
 - c. Website
 - d. Newsletters
 - e. Gate Code changes
 - f. John Cowdell & Jimmy Kiefer
 - g. PG&E Rate Change Savings @ WWTP
 - h. Adjusted New Insurance Policies
 - i. Review of 2023 Election timeline upcoming activities/dates
- M. Discussion and Possible Action on Revised Board Financials & Violation Schedule (if any new appointee at meeting, will replace resigning Board member on schedule)
- N. Discussion and Possible Action on Pool House Roof bids



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- O. Discussion and Possible Action on Playground Shade Structure
- P. Discussion and Possible Action on 2022 Budgeted Reserves Expense \$10K – Clubhouse upgrades
 - a. Kitchen
 - b. Lighting
 - c. Furniture
 - d. Paint
 - e. Paint, trim and Carpet storage & GM office
- Q. Discussion and Possible Action on Revised Budget (not required)
- R. Discussion and Possible Action on Violations follow-up
- S. Discussion and Possible Action on Design Review follow-up
- T. Discussion and Possible Action on any proposed 2023 changes for Assessment increases, Governing Documents, Rules & Regulations, Collection Policy, Election Rules, etc. changes for 2023 Ballot (must be finalized 9/13/2022)
 - a. Assessments – CPI for 2022 forecasted to be 9.1%
 - b. Rules & Regulations/Collections Policy - Fine tune Violations (30 day notice, \$100 fine if not done at 30 days; additional 15 days, \$20/daily fines start)?
 - c. Employee Policy – Change PTO to Accrual?
 - d. Electronic Voting Option?
 - e. Restriction on hiring Resident in GM Position?
 - f. Other?
- U. Social Committee – Discussion and Possible Action:
 - a. Movie Night
 - b. Walk fitness program
- V. Future Agenda Items: This item is to Provide Board Members an Opportunity to Request Items to be Placed on Future Agendas. Not an action item.
- W. Adjourn Meeting

Open Forum Rules: During the open forum, each attendee may address the board for up to 5 minutes. A director or manager may briefly respond to statements made or questions asked. Speakers must observe rules of decorum and not engage in obscene gestures, shouting, profanity, or other disruptive behavior. If the speaker is in the middle of a sentence when the time is called, he/she may finish their thought before sitting down. The time guidelines ensure that others will have an opportunity to speak. Speakers may not allow their time to others. All persons must follow meeting rules. *

*Meeting Rules: As provided in the “Open Meeting Act,” members may observe the meeting but do not have the right to participate in the Board’s deliberations or votes. Members may address issues during the open forum portion of the meeting. If attendees become disruptive, they may be expelled from the meeting, and the Sheriff called. Recording Meetings: Regular Meetings of the Board of Directors are recorded for record-keeping purposes. The meetings are not a public meeting, and any recording of the meeting must be approved by the board beforehand.