



The Oaks Community Association

5607 Jackson Valley Road • Lone, CA 95640-9629

Phone 209-274-6056 Fax 209-274-6058

laurie@theoaksione.com

Agenda - Board of Directors – OPEN SESSION

TUESDAY, December 13 , 2022 - 6:00 pm

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call of Directors
- D. Reading of Meeting Rules
- E. Open Forum
- F. Results of Executive Meeting
 - a. 10/28/2022 Executive Hearing Meeting
 - b. 11/22/2022 Executive Hearing Meeting
 - c. 11/28/2022 Executive Emergency Meeting
 - d. 12/13/2022 Executive Meeting
- G. Approval of Minutes:
 - a. November 8, 2022 Open Meeting Minutes
- H. Treasurers Report
 - a. Approval of Financial Statements for November 2022
- I. Discussion & Possible Action – New Guarantor needed or close Line of Credit
- J. Design Review
 - a. Completed
 - i. Lot 011
 - ii. Lot 017
 - b. For Approval
 - i. Lot 055
 - ii. Lot 030
 - iii. Lot 127
- K. Discussion & Possible Action –Slope Failure in Lot 044 and 043
- L. Discussion and Possible Action on Community Solar
 - a. Contract approved and signed
- M. Discussion & Possible Action – Vehicle Repairs/Maintenance
 - a. Ford Ranger
 - i. Completed/Inprocess @ Sterling
 - 1. Gas Leak
 - 2. Oil Change
 - ii. Needs to be done
 - 1. Ball Joints
 - 2. Radiator
 - 3. Steering Shift Tube
 - b. Ford F150
 - i. Completed/Inprocess @ Tommy's in Lone- Can get in and complete more quickly
 - 1. Power Steering
- N. Discussion & Possible Action – Sewer Plant issues / Alarm
- O. Discussion & Possible Action – Emergency Protocol- Create a list and order of Primary Contacts



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- P. Discussion & Possible Action – Purchase of Street Sweeper
- Q. Discussion & Possible Action – License Plate Camera
- R. Discussion & Possible Action – Purchase of Rock for front of community
- S. Discussion & Possible Action – Change in use for one of the Gazebos- use to make cover for school bus stop.
- T. Discussion & Possible Action – Free Items Designated Location
- U. Discussion & Possible Action – Front Entry Gate and Access Codes
- V. Discussion & Possible Action – Protocol for Interaction with employees
- W. Update and Possible Action on Feral Cat program
- X. Discussion & Possible Action – Sacramento Seminar on the UPDATE for MobilehomeResidency Law 2023 changes in law and regulation January 5, 2023 9am-4pm, GM- Susan Cook would like to attend
- Y. 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.
- Z. 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.