



The Oaks Community Association

5607 Jackson Valley Road • Lone, CA 95640-9629

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

toca@att.net

Board of Directors Regular Meeting Minutes

April 8, 2019

Call to Order:

Meeting was called to order by President R. Brown at 6:00 pm.

Pledge of Allegiance was delivered.

Roll Call of Directors:

Directors Present: S. Brown, R. Brown, Calhoun, Hutson, Lopez, Morrison, and Six.

Approval of Minutes:

Approval of Correction to Regular Board of Directors Meeting Minutes of January 15, 2018:

Director Hutson moved to approve the minutes of January 15, 2018 as corrected. Director Lopez seconded. The motion was approved: 7-0-0-0.

Approval of Regular Board of Directors Meeting Minutes of March 19, 2019:

Director Calhoun requested Directors Calhoun and Hutson be added to the list of Board members on the Safety Committee. Director Calhoun requested her comments regarding vehicle purchases be added to the minutes. Director Hutson moved to table the minutes of March 19, 2109, pending corrections. Director Calhoun seconded. The motion was approved: 7-0-0-0.

Approval of Executive Meeting March 19, 2018:

Director Hutson moved to approve the minutes of the Executive Meeting of March 19, 2019. Director Morrison seconded. The motion was approved: 7-0-0-0.

Open Forum:

Resident stated she loves living here and there are good neighbors. However, Wednesday of last week her cat was mauled by a dog. The vet informed her; the cat had internal injuries. A neighbor was able to identify the dog. Resident talked to the owner and the owner denies it was their dog. Resident is concerned about the number of loose dogs and the number of pets owned by some residents. President R. Brown explained the procedure The Oaks uses to correct violations. The Oaks does have a leash rule for all animals. Member stated The Oaks needs to have a firmer rule for animals and enforce the rules more. Director S. Brown stated there is only so much The Oaks can do. However, the sheriff and animal control can do more. President R. Brown stated if anyone sees a loose dog; they need to call animal control. The Oaks can not pick up loose animals. Resident would like to have a listing of all pets with a picture. This would allow loose animals to be identified. Member was concerned that this community does not prohibit vicious dogs and breeds. Director S. Brown stated The Oaks does have rules in place regarding vicious animals. If anyone encounters vicious animals notify the office in writing and animal control.



The Oaks Community Association

5607 Jackson Valley Road • Lone, CA 95640-9629

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

toca@att.net

Director Lopez asked when the casino will be opening. Director S. Brown stated according to the website the soft opening is April 29, 2019 and the grand opening is May 17, 2019. Director Hutson asked if we are getting stop signs outside the park. Director Calhoun stated after the casino opens. Community Manager Bailey will check.

Member asked about the broken gate. Member asked why we have it at all.

President R. Brown stated he saw his first snake yesterday. This is snake season because baby snakes are traveling.

Director Calhoun informed the members of the methods of communication between the Board, office, and members/residents. There are several different types: website, Acorn newsletter, The TOCA Oak Leaf. There are also unofficial online community forums: Facebook and Nextdoor. Member are always welcome to call Board members directly. Concerns will be forwarded to the appropriate person.

Director Calhoun reminded everyone of the community yard sale on May 4, 2019. Aces waste pick-up is on May 22, 2019. This will be a one-day yard sale. The next planning meeting will be on April 16, 2019.

Treasurers Report:

The Treasurer's Report was delivered by Director Calhoun.

March 2019: Cash on hand: \$243,386; Total Income: \$91,406; Total Expenses: \$78,351: Net Gain for January 2019: \$13,055

Lien Approval:

Director Calhoun requested approval for three liens and three foreclosures:

Liens:

08RCJC - \$2,266.51

11SKJC - \$1,979.61

206DKC - \$ 2,028.76

Property Foreclosure:

343-008-501

343-010-501

335-003-501

Community Manager Bailey stated the liens were discussed and approved in executive session a few months prior. Director S. Brown requested lien and foreclosure information be included in the Board packet. Director S. Brown moved to approve the three liens. Director Lopez seconded. The motion was approved: 7-0-0-0. Director S. Brown motioned to approve the three foreclosures. Director Calhoun seconded. The motion was approved: 7-0-0-0.



The Oaks Community Association

5607 Jackson Valley Road • Lone, CA 95640-9629

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

toca@att.net

Maintenance Report:

Director Morrison delivered the Maintenance Report. Director Morrison stated there are several projects waiting to be started. Since the weather is improving the projects should be started soon.

Director Morrison stated he has been researching a new vehicle. Prices have gone up tremendously. He estimates spending between \$8,000.00 and \$9,000.00 for a small truck. He is looking at a 2010 Ford Ranger XL. It has 104,000 miles on it. They are asking \$7,995.00. Director Morrison has looked at less expensive trucks, but they all had much higher mileage. A leased truck would cost \$3,500.00 down and \$375.00 per month. President R. Brown asked about the warranty. Director Morrison stated the warranty would be for six months. Member asked if we have tried or could try and ask residents if anyone has an extra truck they are not using. President R. Brown stated he agrees with Director Morrison. Director Six asked about other trucks on the list. Director Morrison stated most of the other trucks are high mileage. Director Morrison stated the total cost, including sales tax and everything, will be close to \$9,000.00. Director Calhoun asked if we are going to have the truck inspected before purchasing it? Director Morrison stated it is coming from a car lot and it has a 60-day warranty. Director Calhoun moved to approve up to \$9,000.00 to purchase the 2010 Ford Ranger. Director Lopez seconded. The motion was approved: 7-0-0-0.

Community Manager Report:

Community Manager Bailey delivered the Community Manager's Report.

Community Manager Bailey stated that the project list is the same as last month: Golf cart shed, playground equipment will be delivered tomorrow, front gate pillar, getting bids for solar, storm drain for West Park Dr., fishing pond aerators, audit of utility meters is progressing, facility supervisors will be hired and working in the next couple of weeks. There is an Ethics Policy in the Board packet for each Board member to sign.

Community Manager Bailey stated there is video of the accident. It happened around 2:30 am Monday morning. The insurance company has been notified and a claim is being started. There is a \$2,500.00 deductible. It will cost between \$5,000.00 and \$7,000.00 to repair. The person who did the damage didn't even attempt to stop at the gate. This needs to be discussed in Executive session if more details are needed. This could be an opportunity for the Board to discuss whether or not to have a gate, repairing the gate, and other options. Director Lopez stated it is always broken and is costing a lot of money. President R. Brown stated the last time it was brought up, there was a very large group of residents that wanted the gate. Community Manager Bailey stated the comments she receives bear that out. Director Morrison stated it is a plus for our community. President R. Brown asked that it be put on the agenda for next month. Director S. Brown asked if the gate was completely damaged? Director Hutson stated it is gone. President R. Brown stated the gate was hit and that is all that can be said due to privacy issues. The Sheriff is investigating the accident. Director S. Brown stated the gate would be considered an emergency repair. We're a gated community, so the gate needs to be fixed. President R.



The Oaks Community Association

5607 Jackson Valley Road • Lone, CA 95640-9629

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

toca@att.net

Brown stated the gate is broke, it needs to be fixed. Removing the gate is a different issue to be discussed next month.

Back-up mirror for the mailbox area will be delivered tomorrow. The mirror was broken during the last windstorm.

Director Calhoun asked if the ethics policy needs to be read aloud so everyone understands it. A copy will be put on the website. Each member will receive a copy of their signed policy.

Wastewater Report:

Community Manager Bailey delivered the Wastewater Report. The maintenance crew has mowed 10 acres of the spray field and checked all the impact sprinklers. No issues were found. AB Plumbing is scheduled to come on May15, 2019 to jet the system from the station to the manhole. Jetting is done twice a year. The next will be in November 2019 and will cover the entire community. Bradley has two more hours until he has his O.I.T. and then he will be our certified operator.

Treated Water Report:

Community Manager Bailey delivered the Treated Water Report. Connection with Jackson Valley Irrigation District is complete. Community Manager Bailey is trying to schedule a meeting with the Regional Water Board to discuss the next step in decertifying the water treatment plant and when and where to take water samples. One water treatment employee has been dismissed. Christopher Main would like to install a retaining wall to expand the parking by the water treatment plant. Director Calhoun asked if the retaining wall would allow them to park up top also? Community Manager Bailey confirmed this. Director S. Brown asked what the retaining wall would be made of. Community Manager Bailey stated Christopher did not indicate what materials will be used. President R. Brown stated there should have been a retaining water all along. President R. Brown would like more information. Community Manager Bailey will have it for the next meeting.

Social Committee Report:

Community Manager Baily delivered the Social Committee Report. There is bingo tomorrow night. Mary Poppins Returns will be shown on Friday.

Director Calhoun stated the Social Committee is trying to put together an event similar to The Taste of Amador County. Participants can have a booth to serve samples of a favorite dish. They are also trying to have wine tasting. The next meeting is April 16 at 3:00 pm.

Design Review:

Lot 84 request for additional parking: Director Calhoun asked if anyone has looked at the property. Director Calhoun stated she would like to look at the property before making any decisions. Director Morrison stated he has looked at it and it is a small section between the fence and deck. President R. Brown stated it would have to be graded so the gravel does not spill onto the street. Director S. Brown moved to approve Design Review Request, conditional to lowering



The Oaks Community Association

5607 Jackson Valley Road • Lone, CA 95640-9629

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

toca@att.net

the front edge near curb so gravel does not spill onto street. Director Hutson seconded. The motion was approved: 7-0-0-0.

Discussion and Possible Action Related to Pesticide and Herbicides Use in Common Areas

Community Manager Bailey stated there is no official policy regarding the use of herbicides and pesticides. Director S. Brown requested this item be put on the agenda. Community Manger Bailey presented a sample policy. Director S. Brown is concern about the use of pesticides and herbicides around children and pets. He would like to see notices put up when and where pesticides and herbicides are used. Director Morrison stated notices will not stop kids from playing in the areas. Director S. Brown stated it doesn't matter, as long as we post notices we can't be blamed. President R. Brown stated we can put something together. Community Manger Bailey will put together a policy.

Discussion and Possible Action Related to Fishing Pond:

Community Manager Bailey stated Director S. Brown has some ideas about what to do with the pond and she felt Board needed to aware there are several discussions going on. This led to needing to update the rules for the pond. President R. Brown stated the rules can be discussed right now. Director Calhoun would like to propose that dogs not be allowed in the pond area. Due to people fishing with young children on the banks and pier. Dogs, even when on a leash, can startle children or jump on children causing them to fall into the pond. She, also, does not want to see a build-up of feces. There are no pet waste stations in the pond area. Director S. Brown stated he would not have a problem with dogs on a leash or well-behaved dogs. President R. Brown is torn between both ways. Director Hutson agrees with Director Calhoun. Director Hutson moved to add prohibiting dogs in the pond area to the pond rules. Director Six seconded. The motion was approved: 6-1-0-0, with Director S. Brown voting nay.

Discussion and Possible Action Related Safety Committee

Director Hutson stated she was on the committee and she did not receive any email regarding meetings. All emails were forwarded to her. She talked to Community Manager Bailey and Director Calhoun about being on the committee. She never received any communications regarding the committee. Director Hutson resigned from the committee. Director Calhoun resigned from the committee. Director S. Brown stated he would stay on the committee. Director Hutson re-stated he never received any email or notices. Director S. Brown stated Director Hutson's name was on the email list. Director Hutson stated all emails were forwarded to her. Director S. Brown stated maybe the wrong email account was used. Director Calhoun explained what happened to the committee:

“A committee was put together of Steve Brown, myself, Ann Hudson, Steve Sanchez, Maryann Sanchez and Terri Baily. Although we did not have a formal sit-down meeting together, we all did agree on the same day to a plan of action. This plan included a letter which I wrote that was to go out to the community no later than April 5th requesting the community to come together for a ROUNDTABLE DISCUSSION regarding kids' safety. A few days prior to April 5th, I sent a group email to all committee members requesting that



The Oaks Community Association

5607 Jackson Valley Road • Lone, CA 95640-9629

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

toca@att.net

they review the letter I had written prior to us sending it to the attorney for a once-over. Steve Brown replied stating that he did not remember the details of the letter including a roundtable discussion, which was the entire point of the letter, and demanded for us to halt all plans. I reminded him of the conversation we had, but he still insisted that cancel everything until the following Tuesday – when it would be too late to send out the letter to the entire community. He argued back and forth via email and insinuated that I had held a committee meeting behind his back. This was absolutely not true. I volunteered for this committee because I care about the safety of our children. However, after not being able to speak to Steve Brown in a productive manor, I resigned from the committee.”

Director S. Brown stated he would like to re-clarify some points. The meeting between Director Calhoun, the Sanchez’s, and Community Manager Bailey was after a garage sale meeting and he was not a party to it. Director Hutson was not the meeting. Director S. Brown was not aware that Director Hutson was on the committee. The Sanchez’s were on the committee yet because no members were chosen for the committee at the Board meeting. There was to be a meeting where everyone was invited to chose members for the committee. That meeting never happened. Director S. Brown had concerns about the letter that was put together. Director S. Brown read a section of the letter regarding a mandatory roundtable meeting for all parents of the young children living in the park. During a meeting with Directors S. Brown and Calhoun and Community Manager Bailey, it was agreed that Director Calhoun would write a stern letter to the community asking them to participate. The meeting would be this week. The meeting is open to any resident who is interested in helping with the safety of the children in the park. The Board does not have the authority to have a mandatory meeting. Director Calhoun stated Director S. Brown is missing a lot of the pieces to the story. Director S. Brown stated neither a committee nor the Board has a right to call a mandatory meeting as stated in the letter. That is way he put a stop to it. Director Calhoun stated that was the point of sending to the committee and the lawyer. President R. Brown stated during a day this week parents will be able to meet here, and the Sanchez’s did volunteer during the Board meeting. Director S. Brown stated they had not been chosen. President R. Brown stated the letter was sent out for review and we can not mandate parents come to a roundtable discussion about their children. Director Calhoun stated that is way she was going to send it to the attorney. Director S. Brown stated the meeting is tomorrow at 3:00 pm in the clubhouse. The committee was be officially formed and anyone can attend.

Future Agenda Items: Front gate, retaining wall, change time of meetings to 7:00 pm.

Director Hutson moved to adjourn the meeting. Director Six seconded. The motion was approved: 7-0-0-0.

Meeting was adjourned at 7:38 pm.



The Oaks Community Association

5607 Jackson Valley Road • Lone, CA 95640-9629

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

toca@att.net

Executive Session

Monday April 8, 2019 6:00 PM

Type of Meeting: Executive Session

- Discussion and Possible Action Related to Delinquent Account and Violation Letters
- Discussion Related to Liens placed on Delinquent Property
- Discussion and Possible Action Related to Pending Litigation
- Personnel Issues