



The Oaks Community Association

5607 Jackson Valley Road • Lone, CA 95640-9629

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Board of Directors Regular Meeting Minutes August 21, 2018

Call to Order:

Meeting was called to order at 5:00 pm by President R. Brown.

Pledge of Allegiance:

The Pledge of Allegiance was delivered.

Roll Call of Directors:

Directors Present: R. Brown, S. Brown, Calhoun, Hutson, Morrison, and Strickland. Director Six arrived at 5:47 pm.

Approval of Minutes:

Ann Hutson motioned to table the July 17, 2018 minutes until the next meeting. Director S. Brown seconded. The motion was approved: 6-0-0-1, with Director Six absent.

Open Forum:

A member stated the clubhouse landscaping looks very nice. She asked how long we are going to wait for Bill (Bolton) to do repairs on the clubhouse. She is concerned it will be raining soon and then we will have to wait even longer. President Brown explained Bill (Bolton) charges less than half of what another contractor would charge. If the Board would like to move ahead with another contractor, the board can vote on it. Community Manager Bailey will contact Bill Bolton to confirm a date for his return.

A member stated before money is spent on beautification projects, money should be spent on safety issues. The playground and vacant lots need to be addressed. Director S. Brown stated painting of the clubhouse is not in lieu of any safety issues. Member also questioned if the Association was doing anything to make the property owner clean up the lot. Community Manager Bailey stated she cannot discuss individual homeowners in open session. However, letters continue to be sent. Just because an issue hasn't been addressed by the homeowner, doesn't mean that nothing is being done by the Association.

A member asked about the telephone lines in the community; whether they are fiber-optic or not. He was wondering if the fiber-optic lines were going to be run throughout the park. Community Manager Bailey stated Volcano Communications is doing the work. The Association does not have anything to do with fiber optics. President R. Brown stated AT&T was installing fiber-optics as well, however, he didn't know how far they went with the fiber-optics. Member asked if this would improve cell service and internet in the park. Director S. Brown stated he was told by a member that AT&T is no longer offering new services to this area.

Member is concerned about the sewer lines running from her house and under the visitor parking area. The line has two dips in it before it reaches the main line. The problem is that when the



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sewer line backs up, the clog is at the connection by one of the dips. Over the weekend she had to rent a snake to reach the clogged area as it is about 60 feet from the house. Member stated several years ago the board decided the sewer lines from the house to the main sewer line were the property owners' responsibility. She would like to know what can be done to repair the line so that it won't clog as often. Does someone need to go in and tear up the street to fix it? Are they supposed to tear up the road themselves? Will the Association tear up the road? How can this be fixed? Member stated she is not arguing who is responsible. President R. Brown stated the lines from the house to the main belong to the homeowner and it is their responsibility. S. Brown asked where is it documented the homeowner owns these lines? Community Manager Bailey stated is standard practice in cities and counties that the water and sewer lines from the house to the main are the responsibility of the property owner. President R. Brown stated that is how it is everywhere in the world. It's the homeowner's responsibility from the home all the way to the main line. A member stated it is the Association's wall the line is running through and that is where the line is getting clogged. Director Strickland stated a camera was used and it shows the two 90-degree angles in the line. President R. Brown stated it is the homeowner's responsibility all the way to main. Member asked how to fix the problem. Do they need permission to take a jack-hammer to the street and fix the line, then replace the road? Director S. Brown suggested since the line is now clear, the homeowner should run a camera with a meter to show exactly where the problem is occurring. Member stated she is not trying to place blame, only trying to figure out how to fix the problem. Director S. Brown stated the homeowner should have a professional come out and diagnosis the problem. Once the problem is known and what can be done to fix the problem, we can work on how to best resolve the problem in terms of digging up the road. Director Calhoun asked if the homeowner had a report from the company that unclogged the line. President R. Brown stated those companies usually don't give reports. Director Strickland stated there are three 90-degree angles and the clog is happening right at the connection to the main. Director Strickland suggested that there must be some work defect at the connection. It was stated the lines had been cameraed several years ago and the problem was shown to be on the property owners' side. President R. Brown asked if the video is still available. Community Manager Bailey stated she thinks we still have the video. Member voiced concerns about a lot where the weeds are so bad they are growing over the door. Director S. Brown stated the member should file a complaint with the office. Member asked when the mirrors near the mailboxes will be installed. President R. Brown stated we are down one worker and we will get the mirrors up as soon as possible. Member asked if anyone has a metal detector he could borrow. Member voiced concerns about older kids being out late at night, walking on other people's property. President R. Brown stated he is aware of the problem. Director S. Brown asked if there is a sheriff patrol that comes into the park. President R. Brown responded that there is. Member stated the last newsletter only contained advertisements and did not have any information about The Oaks. Community Manager Bailey stated she did not know why they left our information out and this item will be addressed later on the agenda.



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Treasurers Report:

The Treasurer's Report was delivered by Treasurer Strickland. He reported cash on hand to be \$272,771, Net loss for the month of June (\$6,183), Accounts Receivable as \$52,601, Net Loss Year To Date (\$46,321).

Maintenance Report:

The Maintenance Report was delivered by Director Morrison. Director Morrison stated the landscaping in front of the clubhouse is complete. We will be maintaining everything and not start any new projects as we are short one worker.

Community Manager Report:

The Community Manager Report was delivered by Terri Bailey. Community Manager Bailey attended a workshop on August 14, 2018 regarding Proposition 1 funding for disadvantaged communities to help repair and replace water and wastewater infrastructure. She is planning on applying for grant money.

The community meeting regarding the JVID treated water project was canceled as the engineer for Jackson Valley Irrigation District is unable to attend.

Wastewater Report:

The Wastewater Report was delivered by Community Manager Bailey. The Regional Water Quality Control Board sent a letter regarding several issues which need review. The letter was addressed to M&C, the prior management company. This is a concern because the Regional Water Control Board should be sending all notifications to our address. Many of the items have already be addressed. The flow meter should be here on Friday and will be installed soon. All other issues are being addressed and the operator does not foresee any problems.

Treated Water Report:

The Treated Water Report was delivered by Director S. Brown during the Community Manager's report. Jackson Valley Irrigation District will be installing pipe in front of the Oaks within the next two weeks.

Member asked why we are connecting to Jackson Valley Irrigation District's lines. Director S. Brown explained we currently receive raw water from Lake Amador, a water source that the state considers to be comprised. As part of the water treatment permit process the state has mandated that The Oaks find a water source that is not considered compromised.

Design Review:

- A. 5585 Red Oak Dr – Lot 100: Request to remove a tree and paint the house.

The property owner is requesting permission to remove a large tree from her backyard.

The tree is dead and is a hazard to the property owner and her neighbors.

Director S. Brown motioned to approve the removal of the tree. Director Hutson seconded. The motion was approved: 7-0-0-0.

Painting does not require approval as all colors are from the pre-approved list.



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- B. 5774 Red Oak Dr. – Lot 122 Request for reimbursement for a carport and approval of a replacement carport.

Community Manager Bailey explained; as per board direction the property owners have submitted receipts for reimbursement for a carport and a request to install a replacement carport. Director S. Brown asked if there is a picture of the replacement carport.

Homeowner explained that they are building it from scratch so there are no pictures.

There is a diagram showing where the carport is to be installed. Director Strickland had questions as to the validity of two of the invoices submitted for reimbursement by the homeowner. Director S. Brown motioned to approve the reimbursement and the carport as long as it is consistent with other carports in the area. Director Strickland seconded.

The motion was approved: 7-0-0-0.

- C. 6018 West Park Dr. – Lot 179 - Request to install a shed on the property.

Community Manager Bailey explained the property owner requested the Board revisit the homeowners previous request for the installation of a shed in their front yard. This request was previously denied by the board as the board had concerns the shed was not entirely on the members property. The homeowner stated the shed is completely on his property. The four corners of the shed are exactly where the four post of the old fence were. President R. Brown asked if there were property markers on the property line. The homeowner stated that before the shed, there was a fence there and the shed was built entirely within where the fence had been. The marker is a little bit beyond the fence line. Director Calhoun stated she drove by last month and the shed looks to be about a foot over the property line. President R. Brown stated the marker is about one foot down from the shed. Director Calhoun stated that her home butts up to the same fence and her property markers are on her side of the fence. President R. Brown stated that the homeowner is saying his markers are on the opposite side. Director S. Brown requested a drawing showing where the shed is in comparison to the property lines. Director S. Brown motioned to approve the shed provided it is completely within the homeowner's property lines. Director Strickland seconded. The motion was approved: 7-0-0-0.

Meeting recessed at 6:15 for Special Meeting with County Supervisor Richard Forester

Meeting reconvened at 8:10 pm

Discussion and Possible Action Related to Vehicle and Equipment Repair or Replacement

- A. Replacement Vehicle

Community Manager Bailey stated the utility vehicle was sold for \$2500.00 and we are looking for a replacement. Director S. Brown stated funds need to be in place before looking for a replacement vehicle. There are questions regarding size, large or small; depending on whether it will be used for security or strictly maintenance.

Community Manager Bailey asked if she needs to have \$2500.00 available right now. Director S. Brown stated it will be more than \$2500.00. It doesn't need to be in cash, a check will work.

- B. Lid Cover for Wastewater Pump Station



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Community Manager Bailey stated she is having difficulty getting more bids due to no one wanting to come to the area to give a bid. She asked if the Board would like her to continue to get bids. She would like to get the lid done quickly due to the recent letter received from the State of California Regional Water Quality Control Board. Director S. Brown motioned to accept the bid in the amount of \$1,361.00 from Amador Steel. Director Hutson seconded. The motion was approved: 7-0-0-0

Discussion and Possible Action Related to Installation of Street Light at the End of West Park Drive

Community Manager Bailey stated that the property owners at the end of West Park Drive have requested a street light be installed. President R. Brown stated there is no electricity at the end of West Park Drive, but a solar light could be installed. Director S. Brown asked if replacing broken streetlights with solar would be more cost-effective. A streetlight at the end of West Park Drive would be justifiable. Director S. Brown motioned to install a reasonably priced solar streetlight at the end of West Park Drive. Director Hutson seconded. The motion was approved: 7-0-0-0

Discussion and Possible Action Related to The Oak Leaf Newsletter

Director Calhoun stated the former newsletter was included with the monthly bills. It was convenient to residents. The new newsletter is a booklet that is published each month and cost \$200.00 a year. Director Calhoun would like to go back to the former newsletter. Director S. Brown asked if the \$200 would cover the cost if the newsletter were printed in-house. Community Manager Bailey stated it would cost more than \$200 per year to print the newsletter in-house. President R. Brown asked for a motion. Director Hutson motioned to start printing the newsletter in-house and pricing a folding machine. Director Strickland seconded. The motion was approved: 7-0-0-0

Director S. Brown requested a list of duties that residents could volunteer to do be available for the next meeting.

Future Agenda Items

Director Hutson would like to discuss a holiday decoration contest for Christmas. Director S. Brown would like to discuss investments and the development of a community park

Adjourn

The meeting was adjourned at 8:25 pm.