



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 –Open Session Meeting

Tuesday, December 12, 2023

- A. Meeting Called to Order at 6:01pm by Board of Directors President C. Levin
- B. Directors Present: R. Lopez, C. Levin, S. Sanchez, S. Brown, B. Six, General Manager, S. Cook; A. Hutson was absent with excuse and there is 1 seat vacant.
- C. Open Forum: No Comments
- D. Results from Executive Meetings.
 - a. 12/12/23 Executive Meeting: Approved Minutes
 - b. 12/12/23 Executive Hearing: Accepted Violation
- E. Approval of Meeting Minutes
 - a. S. Brown Motions to approve the minutes from the 11/14/23 Regular Meeting. S. Sanchez seconded the motion. Motion passed 4-0-1-1-Vacant Seat.
 - b. S. Brown Motions to approve the minutes from the 11/21/23 Special Meeting. C. Levin seconded the motion. Motion passed 4-0-1-1-Vacant Seat.
- F. Treasurers Report:
 - a. Reviewed Budget Exception Report
 - b. Reviewed banking update- 4 New CD's purchased total now 6 CD's \$50,000 each.
 - c. S. Brown motioned to move \$50,000 from the operating money market account to the brokerage account to purchase a new \$50,000 CD. C. Levin seconded the motion. Motion passed 5-0-0-1-1-Vacant Seat.
 - d. C. Levin Motioned to accept the November Financial Statements. B. Six seconded the motion. Motion Passed 5-0-0-1-1-Vacant Seat.
- G. Solar Update: Solar Delayed. Final connection is likely expected next fall?? Issued is in receiving a necessary "switch" that is on back order 8 months to a year.
- H. Design Review: Lot 090 requested to replace rock in front. S. Brown motioned to approve the Stone only No sand. The General Manager is to review a sample. B. Six seconded the motion. Motion passed 4-1-0-1-1-vacant seat.
- I. Update Regarding strip of property directly in front of The Oaks with the Walnut and other trees. The property does indeed belong to The Oaks, there is a P.U.E on part. The rest of the discussion is tabled to receive a quote from Amador Tree Service for the removal of the trees, including the stumps.



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- J. S. Brown motioned to approve Zelle payments for vendors upon request. Payment to be schedule for a time after, to allow 2 BOD offices to sign off with the checks. S. Sanchez seconded the motion. Motion passed 4-1-0-1-1vacant seat.
- K. Clubhouse update. No action required.
- L. Pool heater/Hot Tub controller/timer update. No action required.
- M. Office equipment update. Still in process with IT. S. Brown motioned that the HD's should be backed up and wiped clean prior donation or alternative use. R. Lopez seconded the motion. Motion passed 5-0-0-1-1vacant seat.
- N. S. Brown motioned to proceed with ordering and applying tint to all the East facing windows that are impacted by the afternoon sun. R. Lopez seconded the motion. Motion passed 5-0-0-1-1vacan seat. Note that this should not remove the mini-split from the list of projects as the tint may not be sufficient and should still be considered an option to control the front office temperature.
- O. Contract for Volunteer work tabled for a final (not marked up) version of the agreement. BOD also agreed that the contract should be signed by volunteers of activities that benefit the ASSOCIATION not the members. Social Activity Volunteers should be excluded from this agreement.
- P. S. Brown motioned to table the discussion on expanding club house hours. S. Sanchez seconded the motion. Motion passed 5-0-0-1-1vacant seat.
- Q. S. Brown motioned to back up any hard disk and wipe-out then donate all of the old office equipment. S. Sanchez seconded the motion. Motion passed 5-0-0-1-1vacant seat.
- R. S. Brown motioned to have the Club House GRAND REOPENING SATURDAY 1/27/2023 from 12pm to 3pm. C. Levin seconded the motion. Motion passed 5-0-0-1-1vacant seat.
- S. C. Levin volunteers to continue movie nights through the year as his time allows. January movie nights are 1/12/2023 and 1/26/2023.
- T. S. Brown noted that it would be helpful to have a Policy/Resolution list to easily find accessible policies and resolutions that the board makes.
- U. S. Brown motioned to adjourn to the 1/2/2024 Membership meeting. S. Sanchez seconded the motion. Motion passed 5-0-0-1-1vacant seat.



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Meeting adjourned 7:19pm

Minutes Approved By:

Secretary, Ann Hutson (signature)

Date