



## Five Little Reindeer

*Author Unknown*

Five little reindeer playing in the snow  
The first one said, "Can you see my nose glow?"  
The second one said, "Listen to me sing!"  
The third one said, "I can hear the bells ring."  
The fourth one said, "Let's eat the pie!"  
The fifth one said, "I'm ready to fly."  
Then clomp went their hooves  
And the snow fell white  
As the five little reindeer flew out of sight.

## Board Contact Information

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Ann Hutson	(209) 274-4271	Ahutson.toca@att.net
Steve Brown	(209) 781-6425	Sbrown.toca@att.net

## Staff Contact

Name	Phone Number	Email
Terri Bailey Community Manager	(209) 274-6056 Office (209) 351-0565 Cell	Terri.toca@att.net
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## Agenda Board of Directors Regular Meeting Tuesday, November 7, 2018, at 2:00 PM

### Type of Meeting: Special Meeting:

- A. Call to Order:
- B. Pledge of Allegiance:
- C. Roll Call of Directors:
- D. Open Forum:
- E. Discussion and Possible Action Related to Reserve Investments – Edward Jones
- F. Discussion and Possible Action related to Status of Ford Ranger Pickup
- G. Discussion and Possible Action Related to Appointment of a Representative from The Oaks Community Association to Buena Vista Joint Committee (BVAC).

- H. Discussion and Possible Action Related to Revision of 2018 Budget.
- I. Discussion and Possible Action Related to 2019 Budget.

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.

**Executive Session**  
**Tuesday November 7, 2018 3:30 PM**

**Type of Meeting: Executive Session**

- Members Hearing

**Board of Directors**  
**Special Meeting Draft Minutes**  
**November 7, 2018**

**Call to Order:**

Meeting was called to order at 2:35 by Vice President Bill Six

**Pledge of Allegiance:**

The Pledge of Allegiance was delivered

**Roll Call of Directors:**

Directors present: S. Brown, Morrison, Six, and Strickland. Directors R. Brown, Hutson, and Calhoun were absent and excused.

**Open Forum:**

There were no open forum comments.

Vice President Six requested item G: Discussion and Possible Action Related to Appointment of a Representative from The Oaks Community be moved to the top of the agenda to accommodate County Supervisor Forester. There were no objections.

Discussion and Possible Action Related to Appointment of a Representative from The Oaks Community to the BVAC joint committee:

Discussion was held as to the need for an appointed representative. County Supervisor stated that it is not necessary because this is a committee to address issues specific to the ISA. It is part of the ongoing negotiations between the Casino and the County. Discussion was held regarding the Buena Vista Casino regarding traffic, fire protection, and size of casino. No appoint was made.

#### Discussion and Possible Action Related to Reserve Investments – Edward Jones:

Tim Knittel from Edward Jones presented the Board with current CD rates. All CDs are FDIC insured. Mr. Knittel explained the process of buying CDs. Director S. Brown confirmed there is no annual fee for an account. Director S. Brown asked what type of account do we currently have? Community Manager Bailey stated we have two checking accounts with BBVA, operating and petty cash, and three money market accounts. Director S. Brown asked if we were opening a new checking account for payroll. Community Manager Bailey said yes. Director S. Brown asked if Edward Jones can handle money market accounts. Mr. Knittel stated yes, but the rates change daily, and you can write checks on these accounts. Director S. Brown asked if it is functional to house all accounts at Edward Jones? Mr. Knittel stated that Edward Jones could accommodate all accounts. Community Manager Bailey asked how difficult is it to change signers of the accounts? Mr. Knittel stated it is not difficult. After the account is opened, signatories can be updated as needed. Community Manager Bailey asked if Edward Jones requires a resolution and or signed minutes to change signatories? Mr. Knittel stated he did not believe it is required. Director S. Brown proposed to go ahead and open a business account with Edward Jones and start moving the CDs and money markets. This will take advantage of the high rates. Director S. Brown motioned to open a business account with Edward Jones and begin transferring the CDs and money markets with no CD in any one institution in excess of \$100,000. Director Strickland seconded. Director Strickland asked if we are deciding how much money is going to be moved or just to open an account. Director S. Brown stated the CDs come due at different times but even if they are cashed-out now, no money will be lost due to the new rates. Director Morrison asked about penalties and fee for cashing out early. Director Strickland asked what the penalties are? Community Manager Bailey stated she will have to check. Community Manager Bailey suggested that the Board hold off on the two CDs that are maturing in April until the penalties are known. The motion failed. Community Manager Bailey stated since the CD does not mature until November 24, 2018 and the next Board meeting is on November 20, 2018, she can get the paperwork for Edward Jones, have it ready at the next Board meeting if the Board decides to go with Edward Jones.

#### Discussion and Possible Action related to Status of Ford Ranger Pickup:

Community Manager Bailey stated the Ford Ranger is at Tommy's Garage. It has a spun bearing and will cost approximately \$3400 for a used engine with 103,000 miles on it. It will cost approximately \$4400 for a re-manufactured engine. The engine has not been removed, so the vehicle is still operational. It can be driven until it absolutely dies.

Director S. Brown stated he spoke with Tommy and it is the main bearing. The used engine has a six-month warranty. The re-manufactured engine has a three-year/100,000-mile warranty. He suggests going with the re-manufactured engine. Director Strickland stated we should bring it back and run it until it dies. Director Morrison would like to get another opinion on it. Director S. Brown motioned to run the Ford Ranger Pickup until it dies. Director Morrison seconded. The motion passed: 4-0-0-3

Discussion and Possible Action Related to Revision of 2018 Budget:

Community Manager Bailey explained the changes made to the 2018 Budget. The reserve expense for the Water Treatment Plant was removed. Director S. Brown asked if there is a reserve for the distribution system. Community Manager Bailey stated there is, but it is not part of the reserve study. The \$47,000 was re-allocated to other expenses that are over budget. Director S. Brown motioned to accept the revised budget. Director Strickland seconded. The motion passed: 4-0-0-3

Discussion and Possible Action Related to 2019 Budget.

Community Manager Bailey introduced the proposed the 2019 budget. The assessments were increased from \$136/month to \$160/month. The \$40/month base water fee was removed. The sewer fee was increased to \$60/month. Monthly fees and averages were discussed. Director S. Brown requested the last five years of budget side-by-side, so he can compare the figures.

Meeting was adjourned at 3:37 pm.

### **Executive Session**

**Tuesday November 7, 2018 3:30 PM**

#### **Type of Meeting: Executive Session**

- Members Hearing – The board deemed member listed to be not in good standing and revoked all privileges until their accounts are brought current.

### **Agenda Board of Directors Regular Meeting**

**Tuesday, November 20, 2018, at 6:00 PM**

#### **Type of Meeting: Regular Meeting:**

- J. Call to Order:
- K. Pledge of Allegiance:
- L. Roll Call of Directors:
- M. Approval of Minutes:
  - a. Approval of Regular Board of Directors Meeting Minutes of October 16, 2018.

- b. Approval of Executive Meeting October 16, 2018
- c. Approval of Special Board of Directors Meeting of November 7, 2018
- d. Approval of Executive Meeting Regarding Members Hearing of November 7, 2018
- N. Open Forum:
- O. Treasurers Report:
  - a. Financial Statements: Profit and Loss & Balance Sheet
  - b. Lien Approval
- P. Maintenance Report:
  - a. Various Miscellaneous Items
- Q. Community Manager Report:
  - a. Cul-de-sac Parking
  - b. Office Closed
  - c. Other Miscellaneous Items
- R. Wastewater Report:
- S. Treated Water Report:
  - a. Update of Jackson Valley Water Treated Water Project
- T. Social Committee Report:
  - a. Upcoming Events
- U. Design Review:
  - a. lot 138 – 5879 Oak Drive – Patio on side yard
- V. Discussion and Possible Action Related to Request to Provide Utility Service to Property located behind the Oaks Community.
- W. Discussion and Possible Action Related to Reserve Investments Discussion
- X. Possible Action Related to 2019 Budget.
- Y. Discussion and Possible Action Related to Rule Changes
- Z. Discussion and Possible Action Related to Distribution of Annual Disclosure Statement to Members
- AA. Discussion and Possible Action Related to Update of RV Storage Agreement
- BB. Discussion and Possible Action Related to Development of Community Park
- CC. Discussion and Possible Action Related to Fire Safety
- DD. Discussion and Possible Action Related to Ballot Questions
- EE. Discussion and Possible Action Related to Appointment of Election Inspector
- FF. 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.

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. \*

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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.

**Executive Session**  
**Tuesday November 20, 2018 6:00 PM**

## **Type of Meeting: Executive Session**

- Discussion and Possible Action Related to Delinquent Account and Violation Letters

## **Board of Directors Regular Meeting Minutes October 16, 2018**

### **Call to Order:**

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

### **Pledge of Allegiance:**

The Pledge of Allegiance was delivered.

### **Roll Call of Directors:**

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

### **Approval of Minutes:**

Regular Meeting:

Director Hutson motioned to approve minutes of September 18, 2018 with correction to page 2, line 15. Director Morrison seconded. The motion was approved: 6-0-1-0 with Director S. Brown abstaining.

Executive Meeting:

Director Hutson motioned to approve minutes of September 18, 2018. Director Six seconded. The motion was approved: 7-0-0-0.

### **Open Forum:**

Member stated the parking violation sticker do not come off. Community Manager Bailey stated the stickers are supposed to be hard to get off. That way owners can't just peel the stickers off and throw them away.

Member commented the property tax bills are wrong. Member's bill was more than doubled. Member called the County and they are looking into it.

Member thanked Director Calhoun for coordinating the yard sale.

Member asked why there are no waste bags in the dog areas. Community Manager Bailey said she would take care of it tomorrow.

Member stated with the nice weather everyone needs to be aware of the kids riding bikes and other toys. Community Manager Bailey stated there might be a Safety Night this spring. She will ask the Sheriffs to come and talk with the community. Another member suggested getting tall safety flags to attach to bikes and other rideable toys.

A member stated the playground fence is still not fixed. Community Manager Bailey stated Bill Bolton has not had the time to fix it. She is seeking bids from other contractors.

**Treasurers Report:**

The Treasurer's Report was delivered by Treasurer Strickland. He reported cash on hand to be \$281,726; Net gain for the month of September \$467; Accounts Receivable as \$73,824; Net Loss Year to Date (\$64,955).

**Maintenance Report:**

The Maintenance Report was delivered by Director Morrison. Summer projects are being completed. The playground steps have been completed. Community Manager Bailey requested Board approval to hire an extra employee to complete the siding on the Clubhouse. Director S. Brown expressed concern regarding the wages coming out of the budget. Board directed Community Manager Bailey to hire an extra employee and submit budget adjustments. Director S. Brown was against the hiring.

**Community Manager Report:**

The Community Manager's Report was delivered by Community Manager Bailey.

Gas Survey: The results of the gas survey have been received. The survey is done every year. There were very few gas leaks found and all were minor. All, but two, have been fixed. President R. Brown asked if we are using a different company. Community Manager Bailey stated we are using Coast Utilities now. Coast Utilities provides gas training for our employees and they make sure we are compliant with the Public Utilities Commission.

Payroll: Community Manager Bailey is re-negotiating with a new payroll company. She would like Board direction to choose a payroll processor. This needs to be done by the end of the year. Community Manager Bailey stated that the payroll is intermingled with the operating account. The accounts should be separate, so anyone can track the payroll. She would like Board direction to open a separate payroll checking account. The cost of payroll should run between \$60.00 and \$90.00 per payroll. There could be additional fees for completing 1099s and mid-pay period checks. The Board directed Community Manager Bailey to choose a payroll processor with charges not to exceed \$100.00 per payroll. The Board directed Community Manager Bailey to open a separate checking account to process payroll.

Budget Meeting: Community Manager Bailey ask if the Board wants the 2019 budget based on Jackson Valley Irrigation District providing treated water to the Oaks or the Oaks producing their own treated water; or both. She spoke with Steve Fredricks, Jackson Valley Irrigation District's General Manager, regarding the connection date. Mr. Fredricks said he believes the connection will happen in December. Based on this



information, we should be safe in just producing a budget based on receiving treated water from Jackson Valley Irrigation District. There needs to be one additional budget workshop to complete the budget. The budget must to be mailed to all residents by the end of November.

A special meeting will be held on November 7, 2018 at 2:00 pm to discuss the budget and other business items.

Hearing Schedule: Hearings will be heard by the Board after the special meeting on November 7, 2018.

Casino Meeting: On Monday, 10/22/2018, at 6:00 pm, Supervisor Forester will be conducting a Community meeting regarding the Buena Vista Casino. County Officers, Counsel, and Public Works will be here to answer questions. Director S. Brown stated on the same day, there is a meeting of the BVAC and we should have a representative there. Director S. Brown offered to attend the BVAC meeting.

### **Wastewater Report:**

The Wastewater Report was delivered by Community Manager Bailey. The lid for the lift station has been installed. The flow meter has been installed. The crane will be ordered soon. President R. Brown, Community Manager Bailey, Brady , and Bradley Hobgood will be meeting on Sunday to discuss the boat and measuring pole removal.

### **Treated Water Report:**

The Treated Water Report was delivered by Community Manager Bailey. On Thursday, 11/18/2018, a test is scheduled to make sure we can isolate a portion of our distribution system in anticipation to connecting to Jackson Valley Irrigation District. Approximately 30 homes will have their water shut off. The valves have never been shut and these need to be tested to ensure they work. The test should only take a few minutes. There will be a drop in water pressure, so the residents need to receive a boil water notice. After the test, the water will need to be tested before the boil water notice is lifted. The results could take up to 48 hours to receive. Notifications were delivered on Thursday, 10/11/2018. Once we get the okay that the distribution center can be isolated, then the contractor will be scheduled to do the hook-up.

### **Social Committee Report:**

Director Calhoun delivered the Social Committee Report. There are several upcoming events. On Saturday, 10/20/2018, the second annual Chili Cook-off will be held at the clubhouse. Chili tasting is \$3.00. Tasting includes voting. There is no entry fee.

Volunteers are needed to help with the Halloween party for the kids. The party will start at 5:00 pm with a costume parade. There will be games and snacks at the clubhouse after the parade. There will be costume prizes and a trunk-or-treat.

Member stated that more people need to come to Bingo.

**Design Review:**

There were no design reviews before the Board.

**Discussion and Possible Action Related to Items to be placed on Ballot**

Community Manager Bailey explained the items that may be placed on the ballot.

Election Rules need to be clarified regarding the qualifications to run for the Board. The attorney's recommendations for Board Qualifications were presented to the Board.

Community Manager Bailey suggests adding section A3 to the current election rules; anyone not current (more than sixty days delinquent) in paying assessments cannot run for the Board. Director Calhoun motioned to add section A3 of the attorney's recommendations. Director Six seconded. The motion was approved: 7-0-0-0

Director S. Brown is concerned regarding A6 of the attorney's recommendations. It violates The Oaks bylaws 6.1 and 6.2. Director S. Brown motioned to use the Attorney recommended wording, excluding section A6: is not a resident...consecutive twelve (12) month period, as the Board Qualifications. Director Hutson seconded. The motion was approved: 7-0-0-0

The rules committee discussed changing the rules to call a special meeting. It would require more signatures, raising it to above 5%. Director S. Brown stated it would need to be changed in the CC&Rs. Community Manager Bailey stated that the next step is for the Board to approve the ballot. Director S. Brown stated that the percentage is in the Davis Sterling Act and cannot be changed. Community Manager Bailey stated she need suggestions as to what the Board wants on the ballot. Director Calhoun stated that the Davis Sterling Act allows the increase. She suggests 25% of members in good standing be required to ask for a recall. Director S. Brown would like a definitive answer from the attorney as to the legality of this. Director Calhoun motioned to change the required number of signatures from 5% to 25% of members in good standing to call a special meeting; pending answer from attorney. Director Hutson seconded. The motion was approved: 6-1-0-0 with Director S. Brown voting no.

**Discussion and Possible Action Related to Installation of Solar Street and The Use of Solar Panels in General**

Community Manager Bailey explained that she has been getting a lot of calls regarding residents installing solar panels on their homes. She advises them to check with the state. To date, no one has submitted a design review to install solar panels.

Community Manager Bailey presented material for installing solar panels in the RV storage area to power the wastewater plant. Director Morrison asked if they could be hooked up to the generator. President R. Brown stated yes, they can, by using an inverter. Director S. Brown stated a large solar system could be financially feasible for the park to power the common areas. Community Manager Bailey will look into the cost and feasibility of solar panels.

Community Manager Bailey asked for direction regarding the solar lights. Last month the Board

looked at the lights and determined they were not bright enough. Director Calhoun asked if there is a code on how bright the lights must be? Director S. Brown stated the code is the lights must be 2/10 of a lumen per foot. Community Manager Bailey presented several options for lights that are commercial grade. Director S. Brown stated he is not advocating solar lights for the park. He suggests using existing fixtures and replacing current bulbs with LED lights. Community Manager Bailey stated that at least four light are in need of repairs. Director S. Brown motioned to install a new light, like the one in the RV storage area, at the end of West Park Dr. Director Six seconded. The motion was approved: 7-0-0-0

President R. Brown explained repairing the existing lights will involve digging up lines and replacing and/or repairing lines. Community Manager Bailey stated the cost for repairs would be between \$1500 and \$3000 for each light. Director S. Brown would like to have solar poles install where solar lights would work. The pole would hold the solar panel and battery, these would be wired to the existing light fixture with a LED light. If solar is not conducive, then the repairs should be made. Board directed Community Manager Bailey to look into installing solar poles for the lights that are not working and to change existing light bulbs to LEDs as needed.

#### **Discussion and Possible Action Related to Repair Entrance Gate**

Community Manager Bailey stated one bid has been received to repair the exit side of the main gate. The loop needs to be replaced so the exit gate will close properly. The entrance side was replaced two years ago. Director S. Brown motioned to repair the exit side of the main gate. Director Hutson seconded. The motion was approved: 7-0-0-0

#### **Discussion and Possible Action Related to Holiday Decorations**

Community Manager Bailey stated that it has not been discussed as to when residents can put up holiday/seasonal decorations. Dates were discussed. Community Manager suggested allowing decorations to be put up 20 days prior to the holiday. Director Calhoun motioned to allow Community Manager Bailey to write the rule as she sees fit. Director S. Brown motioned to allow decorations to be put-up 30 days prior to a holiday and removed 15 days after the holiday. Seasonal decorations are allowed only during the specific season. Director Strickland seconded. The motion was approved: 7-0-0-0

#### **Discussion and Possible Action Related to Reserve Investments**

Community Manager Bailey stated the Edward Jones representative asked to be re-scheduled. Director S. Brown stated he did not want to wait another month to make a decision regarding the investments. President R. Brown stated the representative is not here. Director S. Brown stated that doesn't matter. The Board can direct Community Manager Bailey to start the process. Director Calhoun stated that we do not know what the rates are, and she has a list of questions. Community Manager Bailey suggested putting the BBVA CD in the mutual fund when it matures in November, so that the Board can talk to different investment firms. Director S. Brown stated that we have spent a quarter (3 months) losing 1.5% - 2% interest. Director Calhoun stated that with Edward Jones, we could be paying that much in commissions.

Director S. Brown stated they don't have that kind of fee structure. The representative from Edward Jones will be asked to attend the budget meeting.

**Discussion and Possible Action Related to Upgrades to Playground.**

Director S. Brown discussed getting a new slide for the playground. Also, he would like to see a separate play area for little kids. President R. Brown stated he would like to see a play area for the little kids before the slide. Community Manager Bailey asked what price range should she be looking at? Director Calhoun asked what happened to asking the Buena Vista Casino to donate funds for the playground. Community Manager Bailey stated she did not receive a response to her letter. Director Calhoun asked if we were going to continue to pursue this. Community Manager Bailey stated she has tried to contact the tribal chairperson but doesn't receive returned calls. Director S. Brown stated the tribe gives the funds to the County and the County distributes the funds. Director Morrison stated he would like to see this put off for further discussion as we are going into November and nothing can be done once the rains start. President R. Brown would like to see how much everything will cost so a plan can be made for after the first of the year. Director S. Brown motioned to buy a slide and bolt it onto the existing playground structure. Director Calhoun seconded. The motion was approved: 7-0-0-0 The Board directed Community Manager Bailey to research cost for a reasonably durable play structure for smaller kids.

**Discussion and Possible Action Related to Community Park – Director S. Brown**

Director S. Brown stated the lot across the street can be used for a little "U" shaped park. It could include a ball field and picnic area. Director S. Brown approached County Supervisor Forester. County Supervisor Forester advised talking with the Amador County Recreational Authority. They advised it would take about ten years for a park as the County does not have funds to maintain parks. Director S. Brown stated that there are no outside funds available.

**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.**

No items were requested to be placed on future agendas

Meeting was adjourned at 7:58 pm.

**Executive Session Draft Minutes  
Tuesday October 16, 2018 6:00 PM**

**Type of Meeting: Executive Session**

- Member request to meet with Board regarding violations

- The Board gave direction to the Community Manager regarding ongoing violations and possible fines.
- Discussion and Possible Action Related to Delinquent Account and Violation Letters – The board reviewed the delinquent accounts and gave direction to the Community Manager.
- Discussion and Possible Action Related to Personnel Issues – No action was taken.

## Nominations to run for the Board of Directors Opens on Saturday November 3<sup>rd</sup>.

Applications can be picked up in the office or downloaded from our website [theoakscommunityassociation.org](http://theoakscommunityassociation.org).

Applications must be received before December 3<sup>rd</sup> for candidate names to be printed on the ballots.

Candidate Statements will be printed and mailed out with the ballots on December 4<sup>th</sup>, 2018.

If you have any questions, please call the office 274-6056.

The Board is also taking application to fill a seat vacated due to resignation for a term to end in January 2019.



The Jackson Valley Fire Protection District will be bringing Santa Claus to the Oaks on the afternoon of Friday December 21. All you good girls and boys be on the lookout for Santa on the Firetruck.

	9/30/2018	Reserve Withdrawal	Reserve Transfers Deposits	10/31/2018
<b>Operating Bank Ac</b>	9,791			640
General Reserve Ac	883	650		221
Water & Sewer Tre	13,967		700	14,668
Reserve CD	104,712			104,711
General Reserve CI	50,359			50,359
Water & Sewer Re:	102,014			102,014
	271,935	\$ 650	700	271,973
<b>Total Cash Availab</b>	281,726	\$ 650	700	272,613

**Accounts Receivab** 73,824 64,989

Reserve Fund Balances were increased by \$700 this month. YTD A total of \$18,200 has been added to the reserve funds. YTD \$52,983. has been paid out of Reserve Funds. 21,545 for new mailboxes, 500 for the DIMP plan, 1,572 for utility repairs, 3,000 for reserve study, 687 for meters, 3,419 for electrical repairs, 2,300 for truck, 2,184 for concrete work, 10,4 for pool re-plaster, 1,007 for sewer jetting, 555 for electrical repairs, 546 for gravel. Sewer pump 1,967, Flowmeter 3,508, backhoe repairs 2,786 pickup 2,300, reimburse shed 2289, Ga deposit of 5,000 was originally posted to the operation account but was deposited into the water reserve account.

#### Income and Expense Statement October 31, 2018

Income	Actual	YTD	Budgeted		Variance		% of
	Month End		Month End	YTD	Month End	YTD	Budget
Assessments	28,424	284,240	28,424	341,088	-	(56,848)	83.33%
Utilities	55,073	523,118	63,034	631,283	(7,961)	(108,165)	82.87%
Other	2,930	26,574	3,608	34,281	(678)	(7,707)	77.52%
<b>Total Income</b>	<b>86,427</b>	<b>833,932</b>	<b>95,066</b>	<b>1,006,652</b>	<b>(8,639)</b>	<b>(115,872)</b>	<b>82.84%</b>
<b>Expenses</b>							
Utilities	26,970	290,855	47,826	339,800	(20,856)	(48,945)	85.60%
Water Treatment E)	4,742	58,046	5,524	61,600	(782)	(3,554)	94.23%
Sewer Treatment E)	3,570	39,336	4,330	51,200	(760)	(11,864)	76.83%
Maintenance Exper	1,658	47,483	3,779	49,300	(2,121)	(1,817)	96.31%
Payroll Expense	24,736	298,094	27,115	345,600	(2,379)	(47,506)	86.25%
Administrative Expe	2,729	31,074	3,338	49,745	(609)	(18,671)	62.47%
Insurance Expense	1,624	16,242	1,747	20,960	(123)	(4,718)	77.49%
Taxes & Licenses E.	591	2,220	125	2,000	466	220	111.00%
Professional Fees E	1,850	8,991	250	9,300	1,600	(309)	96.68%
Bad Debt	-	-	-	-	-	-	
Reserve Expense	(28,603)	64,842	10,321	77,145	-	(12,303)	84.05%
	39,867	857,183	104,355	1,006,650	(64,488)	(149,467)	85.15%
<b>Net Income (Loss)</b>	<b>46,560</b>	<b>(23,251)</b>	<b>(9,289)</b>	<b>2</b>			



# Bingo Night

Please join us for A Christmas Bingo

Tuesday December 11th

from 7pm to 9pm in the clubhouse.

We will provide the ham, please bring a side dish to share.

You must 18 and over to play.

10 games 2 cards per game Just \$10

Volunteers are always appreciated

For more info please call: Office 274-6056.

All residents of the Oaks are Welcome.

Come and meet your  
neighbor's, enjoy some great food  
and have some fun playing BINGO.



See You December 11th for BINGO

**TOCA MOVIE NIGHT**  
**PRESENTS**  
*Christmas Vacation*

**FRIDAY...December 14th ...DOORS OPEN AT 7:00 PM**

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Bring your popcorn and a drink  
and come enjoy a classic  
Christmas Story.



## December 2018

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5 Ballots Mailed	6	7	8 Meet the Candidates 10AM
9	10	11 BINGO and Christmas Potluck	12	13	14 Movie Christmas Vacation	15
16	17	18 BOD meeting at 6	19	20	21 JVFPD Santa Patrol	22
23	24 Office will close at 2	25 <a href="#">Christmas</a>	26	27	28	29
30	31					