



# The Oaks Community Association

5607 Jackson Valley Road • Lone, CA 95640-9629

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

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## Agenda Board of Directors

### Regular Meeting Tuesday, December 17, 2019, at 6:00 PM

- A. Call to Order:
- B. Roll Call of Directors:
- C. Reading of Meeting Rules:
- D. Approval of Minutes:
  - a. Approval of Regular Board of Directors Meeting Minutes of November 19, 2019
  - b. Approval of Executive Session Minutes of November 19, 2019
- E. Open Forum:
- F. Treasurers Report:
  - a. Financial Statements: Profit and Loss & Balance Sheet September thru November 2019
  - b. Lien Approval
  - c. Discussion and Possible Action Related to Reserves Account and Access
- G. Maintenance Report:
  - a. Various Miscellaneous Items
- H. Community Manager Report:
  - a. Holiday Schedule
  - b. RV Storage Space (review revised Rental Agreement, Removal of Tenants, filling of spaces)
  - c. Payroll (cost reduction, bring in-house)
  - d. IT Audit Review
  - e. Gates Update (Entry & Pool Pedestrian Gate – status, estimates, timing)
  - f. Storage Shed (contents, concrete, awning, fence)
  - g. Concrete to New Shed (awning too?)
  - h. Speed Bumps (needs clarification)
  - i. Projects List – Priorities
  - j. Transition Update
    - i. Update of Job Descriptions for Maintenance Personnel
- I. Wastewater Report:
  - a. Aerators for Pond 1 (pontoon)
  - b. Application Process for New Permit
- J. Treated Water Report:
  - a. Discussion and Possible Action Related to Treatment Plant Closure and Demo
- K. Road Committee:
  - a. Update and review of Road Pictures
- L. Social Committee Report:
  - a. Upcoming Events
- M. Design Review:
- N. Discussion and Possible Action Related to Bus Stop Concerns
- O. Discussion and Possible Action Related to Motion Lights by Mailboxes Concern
- P. Discussion and Possible Action Related to Yard Waste Burn Piles Smoke
- Q. Discussion and Possible Action Related to Solar Power for Wastewater Plant and Other Areas
- R. On site visit from Solar representative arranged by Stephen Brown
- S. 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



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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, December 17, 2019, 6:00 PM**

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

- Discussion and Possible Action Related to Delinquent Account, Formal Complaints Received, and Violation Letters.
- Discussion and Possible Action Related to Personnel Issues.
- Discussion and Possible Action Related to Possible Pending Litigation