



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

Tuesday, December 17, 2019

Call to Order:

Meeting was called to order by President R. Brown at 6:02 PM.

Pledge of Allegiance was delivered.

Roll Call of Directors: Directors R. Brown, S. Brown, Calhoun, Hutson, Lopez, Morrison, and Six.

Reading of Meeting Rules: Director Calhoun read the Open Forum Meeting Rules.

Item Q was moved to accommodate Jordan Jones of Cal Solar.

Discussion and Possible Action Related to Solar Power for Wastewater Plant and Other Areas:

Director S. Brown introduced Jordan Jones on Cal Solar. Mr. Jones explained what a power purchase agreement entails. Cal Solar would contract with a power provider to install and connect solar panels across the street. Panels would supply electricity to entire park at the rate of \$0.11995 per kilowatt hour. Currently, the rate is around \$0.29 per kilowatt hour. The contract could be for either 25 or 30 years. Director Calhoun asked if there is a monthly payment on the project? Mr. Jones stated The Oaks will not have to pay for anything other than usage. The power provided contracts with and pay Cal Solar to install, connect, and maintain the systems. The Oaks will contract with the power provider to purchase electricity. Member asked if there will be a bill from both PG&E and the power provider? Mr. Jones stated yes, both will be sending bills. There are standardize fees and taxes that PG&E charges everyone, regardless of usage. There is also, a true up at the end of the year. This is to balance usage and production. Director Calhoun asked about the 25-year contract? Mr. Jones stated the contract guarantees the rate of \$0.11995 per kilowatt hour for the next 25 years. There is a 0% escalator. Director Calhoun ask about maintenance? Mr. Jones stated all maintenance is provided by power provider. Director Lopez asked about \$100,000 cost discussed last month. Mr. Jones stated The Oaks will not be paying for any equipment, installation, or maintenance. The only thing The Oaks will pay for is the electricity. Director S. Brown explained the power provider is leasing our land and installing solar panels on it. The Oaks will be purchasing the electricity from the power provider for the contracted rate. There is a once a year true-up. The idea is we are producing the energy we need and then the true-up will be minimal. The system will produce sufficient energy to supply the park and sewer plant. Director Calhoun asked what happens if it produces more than we use. Director S. Brown stated PG&E may pay us a little bit, but most likely not. Director S. Brown would like to suggest forming a committee to look at the details and options. There will be additional costs and considerations. Director Hutson asked about PG&E power shut offs, would we still have power? Mr. Jones stated no, there would not be power because there can't be power running through the lines when they are being worked on or there is a danger. Director S. Brown suggested having a special meeting to discuss committee findings. Director Calhoun stated it is very important for the entire Board to understand the system. She would like a detail outline on what is expected of the committee. President R. Brown would like to see a couple of special meetings. Member asked what are the panels going to look like? He moved to the county for the views. Mr. Jones stated the panels will be facing away from the park and will cover about three acres. Director S. Brown explained where the panels will be located. Director Calhoun asked for a more detailed map. Mr. Jones said he will put one together. President R. Brown would like to a few special meetings to discuss with owners and residents. Director S. Brown asked that General Manager Triano take over as point of contact.

Approval of Minutes:



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Approval of Regular Board of Directors Meeting Minutes of November 19, 2019: Director S. Brown moved to approved minutes of November 19, 2019 as corrected. Director Lopez seconded. The motion was approved: 5-0-2-0. With Directors Calhoun and Hutson abstaining.

Approval of Executive Session Minutes of November 19, 2019: Director S. Brown moved to approved executive session minutes of November 19, 2019. Director Lopez seconded. The motion was approved: 5-0-2-0. With Directors Calhoun and Hutson abstaining.

Member asked what happened to the front gate? President R Brown stated someone ran into it intentionally. The license plate was not captured on the video.

Open Forum:

Member asked is fire pit were allowed used in the park” President R. Brown stated fire pits are not allowed unless they are propane fueled. Member stated yes seeing people using open flame wood burning fire pit in their front yard. President R Brown requested member to come in during normal office hour and speak with General Manager Triano.

Director Calhoun stated she was at a County board meeting today and the Census Bureau was there looking for employees to do the 2020 census. They are having a very hard time finding employees. There are Flyers and a poster at the back of the room for anybody interested.

Director Calhoun stated she is running for district supervisor. She will be having seven Town Hall meetings here. If you need more information you can contact her or go to her website.

Director Calhoun would like to see a board of directors training or informational seminar. It could cover how to run a meeting, Roberts Rules of Order, our CC&R’s and Rules and Regulations, etc. Everyone would be Welcome to attend the meeting.

Treasurers Report:

Director Calhoun stated there were no financial reports for November 2019. Director Hutson moved to table the treasures report to the January 2020 meeting. Director Calhoun seconded. The motion was approved: 7-0-0-0.

Maintenance Report:

Director Morrison stated there are no new projects being started.

Director Morison would like to see the flagpole moved from outside the park to inside the park. Possibly near the park map near the mailbox. Director Calhoun asked why it should be moved. Director Morrison stated it would be more visible inside and we already have the lighting needed. General Manager Triano stated when the trees near the flag are in full foliage the flag is very hard to see. Director S Brown asked Director Morrison to bring cost and feasibility to the January meeting. Directors S. Brown and Morrison will be on the flagpole committee.

Director Morrison would like to get another camera for the front gate. The camera should be positioned to capture the license plate. Board directed General Manager Triano to research cameras and costs.

Director ask Brown stated since we are no longer picking up yard trimming, we should not be sending warning letters to residence about yard trimming.

Community Manager Report:

General Manager Triano stated the office will be close noon on Christmas Eve and all day Christmas Day, as well as all day New Year’s Day.

The annual membership meeting will be on January 7, 2020 at 6:00pm. Election results will be announced, and Board positions will be elected. Check signers will be determined also. Director Lopez ask if the board of directors needs to be at the December 20th ballot counting meeting. Director S. Brown stated there should be



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a Board meeting on December 20th to certify election results including counting the ballots if there is a quorum of ballots. General Manager Triano stated an agenda will be posted as required.

A revised RV Storage Space Rental Agreement was presented. Director Morrison asked how many lots could become available. General Manager Triano stated there are many that need to be cleaned-up or they will be evicted. Director S. Brown moved to approve the revised RV Storage Space Rental Agreement. Director Hutson seconded. The motion was approved: 7-0-0-0

General Manager Triano suggested doing payroll inhouse in order to save several thousand dollars a year. The Board directed General Manager Triano to start doing payroll inhouse.

General Manager Triano had an IT professional perform an IT audit to determine needs and necessary upgrades. The proposal includes monthly maintenance contract and immediate upgrades and security changes. The upgrades and security changes are priority. With the changes, everyone will be consistent.

Director Calhoun asked what is covered under the monthly contract. General Manager Triano stated any service to existing computers, modems, routers, any virus issues, any connectivity issues, etc. Director S. Brown asked if the new maintenance office will be in the network. General Manager Triano stated the new maintenance office already has a network in place from when Richard Nurse was working there. Director S. Brown stated the monthly contract is a good idea, at least until everything is running smoothly. The Board directed General Manager Triano to proceed with the upgrades and monthly contract.

General Manager Triano stated she filed a Sheriff's report regarding the gate being hit. She is waiting for a call back from the Deputy. The Deputy is going to contact the Buena Vista Store to view their video of that night. The gate has been removed and it at the repair shop. The total for the repairs is \$5836.20 if the hinges are good. If the hinges need to be replaced it will be \$6886.20. The insurance deductible is \$1000.00. A claim has been started. Director S. Brown asked if the gate is being repair or replaced. General Manager Triano stated the gate is being repaired. A section of the gate is being cut out and replaced. The Board directed General Manger Triano to proceed with the emergency gate repair.

General Manager Triano stated the original estimate for the man gate to the common area did not include powder coating. The actual total is \$4481.90. The powder coating is \$300.00

General Manager Triano presented a bid to have the spa re-plastered. The bid seems very high and she would like more time to get more bids. Director S. Brown questioned several items on the bid. Do we need to have the steps redone to code? Director Morrison stated he thought the spa was just re-done with new rails to bring it to code. Board directed General Manager Triano to continue to get bids.

General Manager Triano is working on getting a quote for the concrete pathway to the new shed. Besides the golf cart, what else was intended to be stored in the shed. Director Morrison stated some maintenance tools. General Manager Triano asked about an awning for the shed. Director Morrison stated a cover for the door is needed to divert the rain. Either a cover or gutters.

General Manager Triano asked about the speed bumps. Director Calhoun suggested moving this to the Road Committee, item K.

General Manager Triano stated as soon as things settle down, she would like to set a projects priority list.

General Manager Triano stated Terri Bailey is still working on some projects. The transition is going well.

Wastewater Report:

General Manager Triano reported the back-up generator has been serviced, effluent turbine flow meter has been calibrated, and entire sewer collection system has been jetted and mapped.

President R. Brown asked how the application for new permit is coming? General Manager Triano stated Terri Bailey is working on the application.

General Manager Triano presented bids for aerators for pond #1. There is currently only one aerator in pond #1. Bradley Hobgood will be looking at used aerators that the City of Jackson has for sale.



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Treated Water Report:

General Manager Triano reported the plant is de-commissioned. The maintenance crew is sorting out equipment to determine what can be sold, kept, donated, or thrown away. The outside tank will have to be professionally dismantled. President R. Brown stated there are salvage companies that will come in and salvage what they can.

Road Committee:

Director Calhoun reported that Chris Main went through the park and took pictures showing road problems. The road committee needs to re-visit the reserves to verify monies. The committee needs to walk all the areas to assess damage. Director S. Brown stated there is damage on Hilltop, also. Director Calhoun will add Hilltop to the list. The committee will meet January 2, 2020 at 11:00 am

Social Committee Report:

Director Calhoun reported the Social Committee is planning many events in 2020. The Super Bowl party will be on February 2, 2020 at 2:30 pm. Maryann Sanchez will be coordinating the Super Bowl party.

Director Calhoun stated that the prizes for Bingo have diminished greatly. As a way to raise funds for Bingo prizes and other things, she suggested offering resident to "rent" the sign across the street for personal birthday messages. The cost would be \$20.00.

Design Review:

None

Discussion and Possible Action Related to Bus Stop Concerns:

Director S. Brown stated that he noticed the school bus is stopping and pulling off Jackson Valley Rd before the park entrance. This makes the children to walk up Jackson Valley Rd. Many are crossing the drainage ditch. Director S. Brown is concerned a child may be hurt crossing the ditch.

Discussion and Possible Action Related to Motion Lights by Mailboxes Concern:

Director S. Brown stated that the motion lights at the mailboxes only face Clubhouse Dr. If you enter from Oak Dr. there are no lights. He would like to see motion lights facing Oak Dr. President R. Brown directed General Manager Triano to have more motion lights installed by the mailboxes.

Discussion and Possible Action Related to Yard Waste Burn Piles Smoke

Director S. Brown stated this has already been discussed during open forum. If someone is burning, come into the office and fill out a complaint form.

Discussion and Possible Action Related to Solar Power for Wastewater Plant and Other Areas

On site visit from Solar representative arranged by Stephen Brown:

Moved to beginning of meeting.

Future Agenda Items: This item is to Provide Board Members an Opportunity to Request Items to be Placed on Future Agendas: None

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

Meeting was adjourned at 7:54pm.



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Submitted By:

Ann Hutson, Secretary

Date

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

Submitted By:

Ann Hutson, Secretary

Date