



The Oaks Community Association

5607 Jackson Valley Road • Lone, CA 95640-9629

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

GM@theoaksone.com

Meeting Minutes –Special Meeting

Wednesday, February 2021, 2024

- A. Meeting Called to Order at 6:02pm by Board of Directors President S. Brown.
- B. Directors Present: P. Malone, B. Cammarota, B. Six, S. Brown. D. Gomez arrived after roll call at 6:03; A. Hutson was absent with excuse; J. Weaver was absent with out excuse. Also present was General Manager S. Cook
- C. B. Cammarota motioned to write a letter to the Amador County Planning Department regarding the Goose Hill RV Park Project. P. Malone seconded the motion. Motion Passed 4-1-0-2.
- D. S. Brown agreed to write the contents and motioned that the contents will include the concerns regarding the intersection at Buena Vista and Jackson Valley and whether it is sufficient space for the large RV's to safely make the turn, as well as Jackson Valley Rd. being blocked during busy check in times. B. Cammarota seconded the motion. Motion passed 4-1-0-2.
- E. B. Six motioned to accept the recommendation of the Truck Committee; proceed with Tommy's estimates 20103-1 (serpentine belt), 20103-2 (rear brakes and rotors), 20103-4(HVAC Blower Motor), 20103-6(Coil Pack), Estimate 20103-3 (tires) will not be done at Tommy's but instead will be completed at Firestone in Jackson. Estimate 20103-5 (transmission) will not be done at all. Since the transmission is still operating and the truck stays close to the community it was recommended that we wait for the transmission to stop completely. S. Brown Seconded the motion. Motion passed 5-0-0-2.
- F. P. Malone motioned to adjourn the open meeting. B. Six seconded the motion. Motion passed 5-0-0-2.

Meeting adjourned 6:44pm

Minutes Approved By:

Secretary, Ann Hutson (signature)

3/13/24

Date



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Meeting Minutes –Open Session Meeting

Wednesday, February 14, 2024

- A. Meeting Called to Order at 6:03 by Board of Directors Vice President B. Six
- B. Directors Present: P. Malone, D. Gomez, J. Weaver, B. Cammarota, A. Hutson, B. Six; S. Cook, General Manager also Present. S. Brown absent with excuse.
- C. Presiding Vice President noted the audience and decided that the Reading of the Meeting Rules was not necessary.
- D. Open Forum:
 - a. Member complaint regarding teenagers loitering, being loud, swearing and being obnoxious at the community bench across from his property. He hears the swearing inside his house. Hoping that the bench can be relocated. Recommends that it be relocated to possibly the bus stop.
 - b. Member provided update to his trying to have communication with the Buena Vista Tribal representative regarding a regional park on part of the unused property across the street.
 - c. Member would like to include a personal notice in the newsletter regarding golf and golf coaching. We have the member board at the entrance, it was suggested he place a flier there. The Board would like to discuss a section of the Newsletters for member ads/notices.
 - d. Member recommends that the Association sponsor a Board of Directors Meet and Greet. Social Committee A. Hutson scheduled Meet & Greet with Potluck for April 13, 2024, from 11am-3pm.
 - e. Member suggested that Meetings schedule on a holiday should be changed. Added to the March agenda to review for future meetings.
 - f. Member noted that there may not be much interest in serving on the Board of Directors, since the service is not acknowledged. General Manager noted that the outgoing directors would be acknowledged in the March newsletter.
- E. Results from Executive Meetings
 - a. 2/14/24 Executive meeting- Minutes were approved for the 2/10/2024 Executive Meeting and Executive Hearing. Wage increases were approved.
 - b. No members appeared to dispute violations or suspensions. Approved them to move forward through the system.
- F. Approval Of Minutes: A. Hutson motioned to approve the 1/10/2024 Regular Meeting Minutes as written. B. Cammarota seconded the motion. Motion passed 6-0-0-1.



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G. Treasurer's Report:

- a. No questions regarding the Budget exception report
- b. A. Hutson motion to accept the January 2024 Financial Statements D. Gomez seconded the motion. Motion passed 6-0-0-1.
- c. A. Hutson motioned to accept the presented 2022 Financial Statements and Review. B. Cammarota seconded the motion. Motion passed 6-0-0-1.
- d. B. Cammarota motioned to accept the 2023 Financial Review and Taxes Engagement proposal submitted by Schwartz, Giannini Lantsberger and Adamson Accounting Corporation. A. Hutson seconded the motion. Motion passed 6-0-0-1.

H. Solar Update:

- a. Construction permit has been submitted and construction schedule is being worked on, with a hope to begin construction toward the end of March.
- b. We are still waiting for the report needed to submit to the state to remove the decommissioned field from our permit. She has been informed that time is of the essence in this matter.

I. Design Review: J. Weaver motioned to approve the design review for the painting of lot 022. A. Hutson seconded the motion. Motion passed 6-0-0-1.

J. Added topic- Truck maintenance and repairs: A. Hutson and J. Weaver recommended a truck committee be formed. A. Hutson and D. Gomez volunteered to participate in the committee and they would invite S. Brown to participate. The Truck Committee Meeting is scheduled for 2/16/2024 at 6 pm and a Special Board Meeting to decide on recommendation is scheduled for 2/21/2024 at 6 pm.

K. 2025 Budget and Election Calendar: A. Hutson motioned to approve the presented 2025 Budget and Election Calendar. J. Weaver seconded the motion. Motion approved 6-0-0-1.

L. Amador Planning Dept notice re: Goose Hill RV Park: The Board of Directors would like to discuss further at the Special Meeting scheduled for 2/21/2024 at 6:00pm.

M. Tree Health: Redwood Tree behind lot 017: A. Hutson motioned to approve a Tree Service come out and make recommendation. J. Weaver seconded the motion. Motion approved 6-0-0-1.

N. Volunteer Contract: A. Hutson motioned to approve the Volunteer Contract as written. B. Cammarota seconded the motion. Motion passed 6-0-0-1.

O. A&D Quote: D. Gomez motioned to approve the quote for \$3,578.25 to fix the sensor for the exit gate. P. Malone seconded the motion. Motion passed 6-0-0-1.



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- P. Extending Clubhouse Hours: A. Hutson motioned to hiring staff to extend the clubhouse hours, to include 6 hours for Saturday, 6 hours for Sunday and 6 hours for Holidays, in addition to including 4 hours Monday – Friday from Memorial Day to Labor Day. Hours recommended are 3pm to 9pm Saturday, Sunday and Holidays that the office staff is not in. From Memorial Day to Labor Day it will also include 5 to 9 Monday to Friday. D. Gomez seconded the motion. Motion passed 5-0-1-1.
- Q. Approval Of Resolution 2024-1: J. Weaver motioned to accept Resolution 2024 as corrected changing the November 15, 2024 date that the board originally approved the emergency preauthorization privileges to November 15, 2023. B. Cammarota seconded the motion. Motion passed 6-0-0-1.
- R. Budget Committee: J. Weaver and P. Malone volunteered to participate on the Budget Committed. The Budget Committee creation will be added to the newsletter with note that we are looking for volunteers.
- S. Grand Re-Opening: Grand Re-Opening of the clubhouse was 1/27/2024. Various amenities were introduced. Attendance was better than expected but not as good as hoped for.
- T. 2024 projects Pool Replastering: B. Cammarota motioned to accept the quote from Sac Pool Pros, totaling \$42,350 and includes the coping stones. P. Malone seconded the motion. Motion passed 6-0-0-1.
- U. 2024 Projects Front Trees: A. Hutson motioned to approve the quote from Ione Tree Service for \$2800 to remove the 10 trees including grinding the stump. B. Cammarota seconded the motion. Motion passed 4-0-2-1.
- V. Financial Wellness Workshop: J. Weaver motioned to allow PNC the use of the room to offer a Financial Wellness Workshop at no cost. P. Malone seconded the motion. Motion passed 6-0-0-1.
- W. Social Committee Update:
- a. Super Bowl and Fund Raiser Pool: Social Committee hosted a Super Bowl Watch Party and has a Pool Squares fund raiser. The watch party was not well attended, but it was planned on short notice. The Fundraiser however was well received. The Social Committee raised \$74.
Winner: Q1- Danny, Q2-Brian, Q3-Brian, Q4-Ann
 - b. Movie Schedule: Ann will be hosting the last February and both March Movies
Feb. 23 6pm- Aquaman and the Lost Kingdom
March 8 7pm- The BeeKeeper
March 22 6pm- Teenage Kraken



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- c. Social Committee Meetings: Social Committee agreed to Quarterly scheduled meetings and some preliminary topics. If you would like to join the social committee or have a suggestion speak to A. Hutson (ann@theoaksione.com), B. Cammarota (bambie@theoaksione.com) or S. Cook (gm@theoaksione.com)
The meetings will be open to all owners and residents.

March 1- Plan a Community Yard Sale

June 5 Begin planning Halloween/Harvest and Holiday Events and a 2nd community yard sale

September 4 Finalize planning Holiday Events

December 4 Beginning Planning Super Bowl 2025 and Community Yard Sale 2025

- X. B. Cammarota motioned to adjourn the meeting. P. Malone seconded the motion. Motion passed 6-0-0-1.

Meeting adjourned 8:16pm

Minutes Approved By:

Secretary, Ann Hutson (signature)

3/13/24

Date