

TOCA Oak Leaf



NEWSLETTER OF THE OAKS COMMUNITY ASSOCIATION

February 2014

Community Pot Luck

Please join us for a Community Pot Luck Saturday, February 15th 2014 from 4pm to 7pm in the Clubhouse. All Oaks Residents are welcome to join. Come meet and visit with your neighbors! Bring your favorite dish to share. Please R.S.V.P. to Toni Guthertz @274-4873 or Patsy Johnson @274-4871.

Official Election Results

209 Members

-43 Members not in good Standing

166 Members Eligible to Vote

Dean Morrison Received 45 Votes

Shirley Lacy Received 46 Votes

Bill Six Received 48 Votes

55 Required for Quorum

56 Ballots were returned

There were three write in votes

Victoria Ross Received 1 Vote

Rosa Lopez Received 1 Vote

George Lee Received 1 Vote

HOA BOARD OF DIRECTORS

Rickie Brown President
(209) 274-4778

Shirley Lacy V. President
(209) 274-0362

Earl Dodson Secretary
(209) 418-5024

Kit Sherlock Treasurer
(209) 274-6231

Robert Vescera Director
(209) 274-4903

Dean Morrison Director
(209) 274-0239

Bill Six Director
(209) 772-0812

Movie Night

Bring you favorite snack and blankie and join us the for the adventure movie The Lone Ranger!!

Friday, February 21st @ 7:00pm—The Lone Ranger
Rated PG-13

A thrilling adventure infused with action and humor, in which the famed masked hero is brought to life through new eyes. Native American spirit warrior Tonto recounts the untold tales that transformed John Reid, a man of the law, into a legend of justice-taking the audience on a runaway train of epic surprises and humorous friction as the two unlikely heroes must learn to work together and fight against greed and corruption.



THE OAKS OFFICE

**Open Monday—Friday
9:30am to 5:30pm**

Closed Saturday & Sunday
(209) 274-6056
(209) 274-6058 Fax

Website
theoakscommunityassociation.org

Terri Bailey, Park Administrator
ParkAdmr.TOCA@volcano.net
(209) 351-0565

Tami Prefling, Bookkeeper
Bkkr.TOCA@volcano.net

Kristy Bayer, Administrative Assistant
TOCA@volcano.net

Night Security
On - Duty Night Watchman
(209)781-5377



**Next Regular
Board Meeting**

**February 18th
2014**

6 pm to 8 pm

Drought Awareness

How Dry Is It?

The current conditions at Lake Amador is approximately 7,000 Acre Feet of Storage with a total storage capacity of 22,000 Acre Feet. This is roughly 35 - 40% of what is required for normal operation of JVID. It has been estimated that we require approximately 18" to 22" of rainfall to achieve the needed capacity of Lake Amador for normal operation. For the 2013 -2014 Rain Season we have only received 2.35". Normal rainfall in our region is 21". The extended forecast for rain over the next few months is not promising and it is expected to get worse before it gets better.

Where Does The Oaks Community Association Water Come From?

The Oaks receives raw, untreated water from the Jackson Valley Irrigation District (JVID). Annually, we are allocated a portion of water which we then treat for residential use. The treated water is then distributed to residents of the Oaks. JVID has the ability to restrict the allocation if needed due to drought conditions or other considerations. At this point The JVID board is not considering reducing our allocation of water.

Where Does JVID Water Come From?

JVID water primarily comes from storm or rainwater runoff from the Jackson Creek Watershed. This watershed is roughly 56 square miles and is a rain only watershed stretching to Pine Grove. This water is stored at Lake Amador and is used for Raw Domestic, Industrial and Agricultural. About 95% of JVID's operations are dependent on this runoff.

What Can You Do Now?

- Install a drip system for your plants or install rock gardens instead of plants.
- Minimize personal or home use of water.
- Don't let water run while washing vegetables and fruits or brushing your teeth.
- Repair any water leaks you may have in your toilets, faucets, or water heater.
- Limit your time in the shower.
- Run your dishwasher and washing machines only with full loads.
- Refrain from watering lawns, washing cars and other non - essential needs.
- Report, any leaks or misuse of water immediately to the office (209) 274-6056.

What Measures has the Board and Staff taken to address this problem?

The Board of Directors is in communication with JVID, will continue to monitor the situation and will inform you if further restrictions are being considered. In addition, we performed a water audit January 16, 2014. The water audit found several leaks in the system which were immediately repaired by staff or in some cases the homeowner was notified that repairs were required to their water system.

What Can You Expect in the Future?

At this point JVID has not reduced the allocation of water to The Oaks. However, if the situation worsens, or if the weather outlook does not change, the JVID Board may decide to implement more stringent drought measures. If that happens, it may result in further water restriction for residents of the Oaks Community. We will do our best to keep you informed of any upcoming restrictions or changes which may affect the residents of the Oaks.

Recap Board of Directors and Organizational Meeting Agenda

Tuesday, January 21, 2014 6:00 PM

Type of Meeting: Regular Meeting

Call to Order – The meeting was called to order by President Brown at 6:00.

Roll Call of Directors

Directors Present – Brown, Lacy, Dodson, Morrison, Six, Vescerra

Directors absent - Sherlock

Approval of Minutes

Approval of Regular Board of Directors Meeting Minutes of December 17, 2013 – Minutes were approved without corrections.

Approval of Minutes of the Annual Membership Meeting January 14, 2014 – minutes were approved with one correction.

Election Results – Election Results were reported by President Brown as :

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-43 Members not in good Standing

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Victoria Ross Received 1 Vote

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Rosa Lopez Received 1 Vote

George Lee Received 1 Vote.

Treasurers Report—The Treasures report was given by President Brown. It was reported that total cash on hand as of December 31, 2013 was \$393,952. Accounts Receivable totaled \$39,210. Net income for the month was a loss of \$-14,341. Income Year to Date was reported as a loss of \$-18,665.

Lien Approval – The Board approved filing 5 liens in the amount of \$11,903.03.

Maintenance Report – Director Morrison had no report this month.

Park Administrators Report

The Park Administrator discussed the water leak. She also discussed the solar panels for the pool and indicated she would continue researching the issue. She asked the board if they were interested in developing a mission statement. The board was agreeable and directed her to draft some samples for the next meeting.

Discussion and Possible Action Regarding Board Organization – The officers will remain in the same positions as the past year. Rickie Brown – President, Shirley Lacy – Vice President, Kit Sherlock – Treasurer, Earl Dodson – Secretary.

Design Review Lot 104 and 71 – A picket fence was approved for lot 104, no design review was submitted for lot 71.

Discussion and Possible Action Regarding Artesian Well – There was general discussion by the Board concerning the critical nature of the problem. The board voiced their concerns and the need to obtain professional opinions. The board directed the Park Administrator to either contact a geologist and or hydrologist for a professional opinion. A member voiced concerns regarding the timeline for addressing the issue. He was informed the staff and board were seeking solutions for the problem. The board stated there is no easy solution. All agreed that this is a complex problem and is also a community problem which is expected to be a major expense. The board also gave direction that no major road repairs should be considered until we have developed a plan to address the water issue.

Discussion and Possible Action Regarding Purchase of Generator, Trash Pump, and Roto Hammer – The board approved the purchase of a portable generator for the cost of \$700.00. The board delayed the purchase of the trash pump and the roto hammer.

Discussion and Possible Action Regarding Pledge of Allegiance at Board Meetings – The board voted to reinstate the pledge of allegiance at all official meetings.

Discussion and Possible Action Regarding JVID Drought Awareness/Special Meeting Notice – The board approved water conservation measures to be outlined in the February newsletter.

Committee Reports: The social committee reported BINGO will be beginning again in February with Robert Vescerra as the caller.

Open Forum:

A member questioned if the board was using the same criteria for approval of design review throughout the park or did the board have different criteria for different sections of the park. The board responded they used the same criteria for the entire park. There was also general discussion related to a fence which had been approved in a prior meeting.

A member brought up concerns about parking in visitor parking areas and asked that enforcement of parking be addressed. The board asked that they bring this to the Park Administrator to be dealt with.

A member asked about the ownership of a vacant property and if the board or staff knew what the owner planned to do with the property. The Park administrator responded the property is under new ownership but she did not know what the new owners planned to do with the property.

Board to Adjourn into Executive Session at 7:45

Board of Directors Meeting Agenda

Tuesday, January 21, 2014

Type of Meeting: Executive Session

Discussion and Possible Action Regarding Lien Approval – The board discussed the individual liens.

Discussion and Possible Action Regarding Summons to Small Claims Court – The park administrator outlined the process for small claims court.