



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 –Open Session Meeting

Wednesday, January 10, 2024

- A. Meeting Called to Order at 6:05pm by Board of Directors President S. Brown.
- B. Directors Present: P. Malone, J. Weaver, D. Gomez, B. Cammarota, A. Hutson, B. Six, S. Brown. Also Present General Manager S. Cook.
- C. Open Forum: Welcome to the new Directors. Noted that the Election of Officers took place at the 1/2/2024 Membership meeting, directly after the election.
- D. B. Six motioned to accept the 12/12/2023 Regular BOD meeting as written. S. Brown seconded the motion. Motion passed 2-0-5-0. (5 Directors abstained- 4 are new directors and not present as the meeting, 1 director was absent from the last meeting).
- E. B. Six motioned to accept the 1/2/2024 Emergency BOD meeting as written. A. Hutson seconded the motion. Motion passed 3-0-4-0. (3 Directors abstained as they are new directors and not present as the meeting,).
- F. B. Cammarota motioned to accept the 1/2/2024 Membership meeting minutes as written. B. Six seconded the motion. Motion passed 6-0-1-0. (1 Director abstained as they are a new director and were not present at the meeting,).
- G. Treasurer's Report: No questions regarding the Budget Exception Report. Check was presented for signature to move money to the Brokerage account to purchase the \$50K CD. A. Hutson motion to accept the December Financial Statements. B. Six seconded the motion. Motion passed 7-0-0-0.
- H. Solar Update: Chris has followed up with the person completing the reports regarding the state regarding removing the decommissioned portion of the spray field from the permit so it can be used for the Solar field. Report should be ready the week of the 15th. B. Cammarota motioned to elect the chainlink fence with brown slats if available, green slats as second choice. B. Six seconded the motion. Motion passed 7-0-0-0.
- I. Design Review: A. Hutson motioned to approve the design review for lot 034. D. Gomez seconded the motion. Motion passed 7-0-0-0.
- J. 2024 Projects List: A. Hutson motioned to table the discussion for the A&D Gate quote to find out about what the maintenance agreement covers. B. Cammarota seconded the motion. Motion passed 7-0-0-0.



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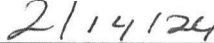
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- K. 2024 Projects List: D. Gomez motioned to approve the purchase of the grinder pump. P. Malone seconded the motion. Motion Passed 7-0-0-0.
- L. 2024 Projects List: J. Weaver motioned to approve \$1,573.95 for the purchase of the printer not including tax or shipping. A. Hutson seconded the motion. Motion passed 7-0-0-0.
- M. New Cat Kennels: S. Brown motioned to approve \$700 to build “cat kennels” in the cove at the GM’s window. J. Weaver seconded the motion. Motion passed 5-2-0-0.
- N. Extending Club House Hours: A. Hutson motioned to table discussion to February to allow the GM to get the full actual cost of a new staff person allowing for wages, workman’s compensation and employer payroll taxes. J. Weaver seconded the motion. Motion passed 7-0-0-0.
- O. Volunteer Contract: Discussion tabled to allow general manager to enter a new “Obligation” clause.
- P. Pool Heater: Pool needs to be replastered before adding the heater. The quote for the replastering contained a cost for the coping (edge tiles). Committee formed B. Six, P. Malone and S. Cook. Does entire edge need to be recopped?
- Q. Trees to the Front: B. Six motion to approve the bid for Lone Tree Service regarding the 10 Trees to the front of the community. J. Weaver seconded the motion. Motion Passed 7-0-0-0.
- R. Resolutions: A. Hutson motioned to begin resolution documentation – format example as provided-first resolution to be numbered as 2024-1 . B. Six seconded the motion. Motion passed 7-0-0-0.
- S. Committee Appointments: Social Committee- A. Hutson, B. Cammarota. A. Hutson is to contact C. Levin to see if he is interested in participating in the Social Committee. No other committee appointments.
- T. A. Hutson motioned to adjourn meeting. J. Weaver seconded the motion. Motion passed 7-0-0-0.

Meeting adjourned 8:26pm

Minutes Approved By:


Secretary, Ann Hutson (signature)


Date