



# The Oaks Community Association

5607 Jackson Valley Road • Lone, CA 95640-9629

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## Meeting Minutes – Open Board Meeting

Tuesday, July 12, 2022

(meeting minutes by C. Sisson & S. Brown, GM Triano not present)

Meeting was called to order by President C. Levin at 6:00 pm

Board members present C. Sisson, S. Sanchez, C. Levin, B. Fletcher, S. Brown & P. Malone. Board member absent and excused A. Hutson.

Open Forum:

- Member stated her concerns about why our HOA fees are so high. Concerns about GM raise and working from home. Concerns about why violations are not being addressed.
- Member had concerns about how to keep rental units in compliance and unlicensed vehicles not being towed.

S. Sanchez moved to approve the executive board meeting minutes dated 6/1/22 and 6/14/22 as amended. C. Sisson 2<sup>nd</sup>. S. Brown and P. Malone abstain. Motion passed 4 Ayes.

S. Sanchez moved to approve open meeting minutes dated 6/14/22 and 6/23/22 as written. S. Brown 2<sup>nd</sup>. P. Malone abstained. Motion passed 4 Ayes.

Design review: S. Brown moved to approve the fence to be moved and security door installed as written in the request. S. Sanchez 2<sup>nd</sup>, motion passed 6 Ayes. Following discussion about the retaining wall request, member was admonished not to remove any further earth from hillside and that if new retaining wall not approved, earth would have to be returned to original slope and that member may be held responsible for any ensuing damage in the interim or even if the retaining wall is eventually approved. Member has submitted to HCD for state approval of masonry retaining wall. C. Sisson motioned to table any decision about the wall until the property owner has more information from the state agency application that was submitted. C. Levin 2<sup>nd</sup>, motion passed 6 Ayes.

S. Brown moved to approve the June financials, B. Fletcher 2<sup>nd</sup> motion passed 6 Ayes.

Materials from Triano, revised old D. Calhoun financial training, are informational only.

Concerning outside audits, S. Brown motioned to have annual audits by our CPA. B. Fletcher 2<sup>nd</sup>. P. Malone voted no, 5 ayes. Motion passed.

Item I: Revised Budget, C. Levin motioned to table this item to August meeting. S. Brown 2<sup>nd</sup>. Motion passed 6 Ayes

Item J, Violations follow up; & K, Design Review follow up: C. Sisson motioned to table items to August meeting. S. Brown 2<sup>nd</sup>. Motion passed 6 Ayes

Item L, Governing Documents, etc. : S. Brown motioned to table this item to the August meeting. C. Levin 2<sup>nd</sup>. Motion passed 6 Ayes.



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Item M: C. Levin, provided copy of LOI with attorney's suggested changes. Board no objections to letter, Pres. Levin shall send letter of intent to Simply Solar for review and acceptance and will advise board if additional concerns arise. If not Pres Levin will move forward with boards prior approval to sign an acceptable LOI since it was approved after review by attorney. There were questions from a resident who works in solar industry concerning the solar project that were answered by S. Brown and C. Levin.

Item N, Letter to ACUSD: C. Levin motioned to table this item to August meeting since the person requesting this was not present and left no information. S. Sanchez 2<sup>nd</sup> motion passed 6 Ayes.

Item O: P. Malone moved to have a board member meet & greet during national night out in August. S. Brown 2<sup>nd</sup>. Motion passed 6 Ayes.

Item P: C. Sisson motioned to not hire a DJ due to neighbor complaints from the last event. S. Sanchez 2<sup>nd</sup>. P. Malone No. Motion passed 5 Ayes. S. Brown moved that all music shall be limited to inside of the clubhouse. C. Levin 2<sup>nd</sup>. Motion 6 Ayes passed.

Item P, Social Committee Report.a. C. Levin motioned to table this item to August. S. Brown 2<sup>nd</sup>. Motion passed 6 Ayes.

Item Q: Future agenda items to be all the tabled items and shade for the playground area.

B. Fletcher moved to adjourn meeting at 7:40pm. S. Brown 2<sup>nd</sup>, 6 Ayes. Meeting adjourned

Minutes Approved By:

Treasurer, Colleen Sisson (signature)

Date