


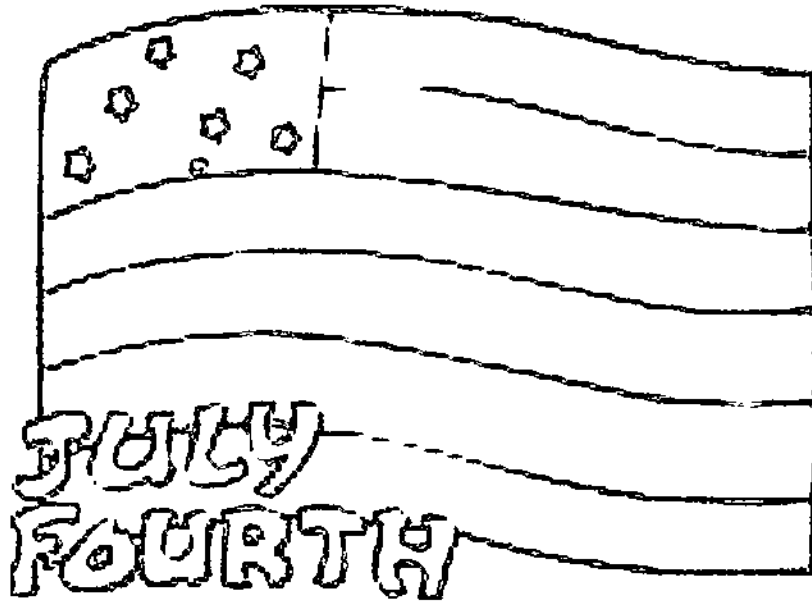
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 **MHB GROUP** *Custom Community Magazines Since 1974*

REGION 7

TOCA
OAK LEAF



Fourth of July Jokes

What did King George think of the American colonist?

He thought they were revolting!

Where did George Washington buy his hatchet?

At the chopping mall!

What would you get if you crossed a patriot with a small curly-haired dog?

Yankee Poodle!

Why were the early American settlers like ants?

They lived in colonies!

What's red, white, blue and green?

A seasick uncle Sam!

Association Officers

Office	Name	Phone Number
President	Rickie Brown	(209) 304-4772
Vice President	Bill Six	(209) 772-0812
Treasurer	William Strickland	(209) 790-5196
Secretary	Ann Hutson	(209) 274-4271

Board Contact Information

Name	Phone Number	Email
Rickie Brown	(209) 304-4772	Rbrown.toca@att.net
Dana Calhoun	(530) 306-4624	Dcalhoun.toca@att.net
Dean Morrison	(209) 274-0239	Dmorrison.toca@att.net
Bill Six	(209) 772-0812	Bsix.toca@att.net
Ann Hutson	(209) 274-4271	Ahutson.toca@att.net
William Strickland	(209) 790-5196	Bstrickland.toca@att.net
Steve Brown	(209) 781-6425	Sbrown.toca@att.net

Staff Contact

Name	Position	Phone Number
Office		(209) 274-6056
Terri Bailey	Community Manager	(209) 351-0565
Elizabeth Hughes	Assistance Community Manager	(209) 274-6056

Agenda Board of Directors Regular Meeting - Tuesday, June 19, 2018, at 6:00 PM

Type of Meeting: Regular Meeting:

- A. Call to Order:**
- B. Pledge of Allegiance:**
- C. Roll Call of Directors:**
- D. Approval of Minutes:**
 - a. Approval of Regular Board of Directors Meeting Minutes of May 15, 2018.**
 - b. Approval of Executive Meeting May 15, 2018**
- E. Open Forum:**
- F. Treasurers Report:**
 - a. Financial Statements: Profit and Loss & Balance Sheet**
 - b. Reconciled Bank Statements**
 - c. Lien Approval**
- G. Maintenance Report:**
- H. Community Manager Report:**
 - a. Update on BV Casino**
 - b. Update Projects list**
 - c. Update of Rules and Regulations**
- I. Wastewater Report:**
 - a. Discussion and Possible Action Related to Equipment Purchase**
- J. Treated Water Report:**
 - a. Update of Jackson Valley Water Treated Water Project**
 - b. Letter to Regional Water Quality Control Board – asking to be de-certified**
 - c. Discussion and possible Action Related to Overflow of Storage Pond**
- K. Social Committee Report:**
 - a. Bingo**
 - b. Ice Cream Social – Rusty Rockers**
 - c. Winners of Beautification Contest**
 - d. Upcoming Movies**
- L. Design Review:**
 - a. 5774 Red Oak - lot 122 – Carport Cover**
 - b. 5800 West Park Dr. – Lot 158 – Replace Landscaping**
 - c. 6018 West Park Dr. Lot 178 – Install Shed, Landscaping and replace fencing**
 - d. 5665 Park Circle – Lot 38 – Install a lattice screen for garbage cans**
 - e. Discussion and Possible Action Related to Update of Design Review Form**
- M. Discussion and Possible Action Related to Vehicle Repair or Replacement:**
- N. Discussion and Possible Action Related to Process and Procedures for Members Violations and Fine.**
 - a. Adherence to the CC&R's, Rules and Regulations when noticing violations.**
- O. Future Agenda Items: This item is to provide Board Members an opportunity to request items to be placed on future agendas. Not an action item.**
- P. Adjourn:**

**Agenda Board of Directors Executive Meeting
Tuesday, June 19, 2018, at 6:00 PM**

A. Discussion and Possible Action Related to Delinquent Accounts:

Open Forum Rules: During the open forum, each attendee may address the board for up to 5 minutes. A director or manager may briefly respond to statements made or questions asked. Speakers must observe rules of decorum and not engage in obscene gestures, shouting, profanity, or other disruptive behavior. If the speaker is in the middle of a sentence when the time is called, he/she may finish their thought before sitting down. The time guidelines ensure that others will have an opportunity to speak. Speakers may not allow their time to others. All persons must follow meeting rules. *

*Meeting Rules: As provided in the "Open Meeting Act," members may observe the meeting but do not have the right to participate in the Board's deliberations or votes. Members may address issues during the open forum portion of the meeting. If attendees become disruptive, they may be expelled from the meeting, and the Sheriff called.

Recording Meetings: Regular Meetings of the Board of Directors are recorded for record keeping purposes. The meetings are not a public meeting, and any recording of the meeting must be approved by the board beforehand.

**Draft Minutes of Board of Directors Regular Meeting
Tuesday, May 15, 2018, at 6:00 PM**

Type of Meeting: Regular Meeting:

Call to Order:

The meeting was called to order by President Brown at 6:02 PM.

Pledge of Allegiance:

The Pledge of Allegiance was delivered.

Roll Call of Directors:

Directors Present; S. Brown, Hutson, Morrison, Six, R. Brown, Calhoun and Strickland.

Approval of Minutes:

Approval of Regular Board of Directors Meeting Minutes of April 17, 2018. On a motion from Director Hutson, seconded by Director Strickland; the minutes were approved as corrected.

Motion passed 7-0-0

Approval of Executive Meeting Minutes April 17, 2018 and Approval of Executive Session Minutes for Members Hearings of May 8, 2018 on a motion from Director S. Brown, Seconded by Director Hutson; the minutes were approved as presented. Motion passed 7-0-0.

Open Forum:

President Brown stated he would resign as President and would like to nominate Director S. Brown for the position of President. Director S. Brown refused the nomination and stated his opinion as being President Brown should complete his term. President Brown withdrew his resignation.

A member voiced concerns about the playground fence being high enough that small children could crawl through to outside of the community. The community manager stated she is aware of the issue and repairs are planned as part of the ongoing concrete work and repairs to the clubhouse.

A member commended Director Brown for doing a good job as mediator during the community meeting held on May 12, 2018.

A member stated she had received a notice of violation letter and she believed it was too vague and should be more specific. Director Brown asked that the procedure for violations and fines be placed on the next agenda.

A member stated that too many residents are using visitor parking, leaving no room for visitors to park vehicles.

A member said a neighbor was storing gas in and around his carport and she was fearful of explosions. The Community Manager stated that the member in question has been sent notices of violations.

Treasurers Report:

The Treasurer's Report was delivered by Treasurer Strickland. He reported the following: Cash on Hand \$292,506, Accounts Receivable of \$56,168, Net loss for the month of April \$693, Net Loss year to date \$ 8,653.

Maintenance Report:

The Maintenance Report was delivered By Director Morrison. He reported the building alarm had gone off over the past weekend. The cause for the alarm was not determined.

He reported most of the board had inspected the wastewater treatment facility with the certified wastewater operator Brady McCartney. It was suggested by the operator McCartney; the Oaks contact the owner of the property next door to the wastewater facility and determine if he/she is interested in leasing out the spray field to graze their cattle. President Brown stated

the would cause damage to the spray filed and was not in favor of allowing cattle to graze on the property.

Director S. Brown asked Director Morrison if he had a written report for the board. Director Morrison said no. Director S. Brown then requested that in the future all reports be written and provided to the board in advance of the meeting.

Community Manager Report:

The Community Manager Report was delivered by Terri Bailey. She welcomed Elizabeth Hughes – New Assistant Community Manager. Elizabeth comes to us with lots of accounting experience and public agency background. She has already shown that she is a quick learner and is very enthusiastic about the position.

Pool repairs: The plastering of the pool will be finished up by May 16. That does not mean that the pool will be opened on that date. The plaster must cure and be brushed for 2 weeks before the pool can re-opened for use. We expect the pool to reopen around June 1.

The reason for the delay is because while making the repairs it was discovered that one of the lights in the pool needed to be repaired. It was suggested by John Upchurch, our electrician, that we replace the incandescent light with a fiberoptic light. We ordered a fiberoptic light but, it would not work with the current pool/light configuration. To have a fiberoptic light that would be operational with our pool we would need to spend about \$3,000 as compared to \$700 to replace the incandescent light. We decided to replace the light with the incandescent light rather than spend the extra money for the fiberoptic. But we had to hold off on the plaster job while the light was ordered, delivered and installed.

Cement stairs to playground: We are waiting for Bill Bolton to pour the cement for the steps.

Key for Pond: We are still waiting for the locksmith to get the lock to replace the existing lock.

Website: The website is still being updated. We have added the information regarding the special election to the website. We have updated the directors contact information and have added minutes and agendas for this year.

Special Members Meeting and Election: All deadlines have been met for the special meeting scheduled for June 18. All but 23 of the ballots are ready to be mailed. We were short 23 envelopes. More will be picked up tomorrow. Ballots will be mailed out tomorrow, May 16.

Changes to the agenda: It has been requested that lot numbers and address be listed on the agenda under the item for design review and that neighbors be notified when there is a design review. It was also suggested that the community managers' report and the maintenance supervisors report list subitems.

There is an aces cleanup day scheduled for tomorrow, May 16, 2018.

The Community Manager will be out of the office from Friday the 18th and will return Friday the 25th.

Waste Water Report:

Brady McCartney was unable to attend the meeting due to family commitments. Bradley Hobgood the Operator in Training was at the meeting to answer questions. He reported that the facility is operating well.

Update of Jackson Valley Water Treated Water Project:

The Community Manager read the following email received from Steve Fredricks, the General Manager for JVID into the record; "We officially started the project on 4/30 at the treatment site. We have footings dug for the storage tank and have installed about 750' of 8" pipe as of last week. Progression is moving well I don't see any reason that we won't be to the Oaks in a couple of months."

Discussion and Possible Action Related to Policy Committee Appointment:

The board appointed Directors S. Brown and R. Brown to serve on the Policy Committee for Jackson Valley Irrigation District treated water.

Design Review:

Lot 46 submitted a design review for the removal of a tree and to remove and replace a portion of the front deck. The Board approved the design review as presented.

Design Review for Lot 122 was tabled until next month.

Discussion and Possible Action Related to Update of Rules and Regulations:

The Committee presented the proposed changes to the rules and regulations for the boards consideration. After general discussion the board agreed to the proposed changes.

Director Calhoun asked that an additional item be included in the proposed changes. She proposed changing the required 5% to 25% of eligible voter to qualify a recall petition. Director S. Brown stated he did not believe this was an option unless the Bylaws were changed. The current Bylaws states that 5% of the eligible voters are required to call a special member's meeting for a recall election. The board agreed to include the change, contingent upon the attorney legal opinion.

This item will be tabled allowing for proper notification to the membership regarding Rule and Regulations changes.

Discussion and Possible Action Related to Vehicle and Equipment Replacement:

The board discussed the need to replace the white Ford Escort used by the security patrol. The suggestion was that this vehicle be replaced with a utility truck.

There was discussion related to the fuel efficiency of a larger utility truck. It was generally agreed that the having a utility truck available would save the maintenance crew time and that would help offset the increased fuel cost.

A motion to allow Director Strickland and Director S. Brown to purchase a utility truck at a cost not to exceed \$4,000 was made by Director Six, Seconded by Director Morrison. Motion passed 7-0-0

The Community Manager asked for clarification from the board regarding the repairs to the Case backhoe. She asked if the direction from the board was to have the backhoe delivered to Stockton for repairs or should she find a local person to make repairs to the backhoe.

Director S. Brown asked if the backhoe was used and if maybe we could find a more efficient piece of machinery. Director R. Brown stated he believed the backhoe was necessary. Director Morrison stated the backhoe was necessary for project around the wastewater facility.

The board gave direction to the Community Manager to call the Sansray Machinery, Stockton Ca. and arrange for the backhoe to be transported and repaired.

Future Agenda Items: This item is to provide Board Members an opportunity to request items to be placed on future agendas. There were no item brought forward.

Adjourn: A motion to adjourn the meeting was made by Director Hutson, seconded by Director Strickland. Motion passed 7-0-0. The meeting adjourned at 7:55

**Draft Minutes of Board of Directors Executive Meeting
Tuesday, May 15, 2018, at 6:00 PM**

The Board reconvened for Executive session at 8:10

Discussion and Possible Action Related to Delinquent Accounts: The board reviewed the past due accounts and gave direction to the Community Manager.

The executive session adjourned at 8:30

	4/30/2018	Reserve Withdrawal	Reserve Transfers Deposits	5/31/2018
Operating Bank Accounts*	3,874			9,591
General Reserve Account	18,349	9,684		8,666
Water & Sewer Treatment Reserve	13,520		5,000	18,521
Reserve CD	104,711			104,712
General Reserve CD Bank of Amador	50,350			50,358
Water & Sewer Reserve Eldorado	101,702			101,804
	288,632	\$ 9,684	5,000	284,060
Total Cash Available	292,506	\$ 9,684	5,000	293,651
Accounts Receivable				
Total Receivable Assessments	56,128			53,267
Total Receivable Utilities	18,489			17,588
Total Receivable Other	5,961			8,095
	80,578			78,950
Less allowance for Bad Debt	(23,000)			(23,000)
Unearned Revenue	(1,410)			(1,580)
	56,168			54,370

Reserve Fund Balances were increased by \$0.00 this month. YTD A total of \$11,000 has been added to the reserve funds. YTD \$31,989.35. has been paid out of Reserve Funds. 21,545 for new mailboxes, 500 for the DIMP plan, 1,572 for utility repairs, 3,000 for reserve study, 687 for meters, 3419.68 for electrical repairs, 2500 for utility truck, 2,184 for concrete work. There was a deposit error. The deposit of 5000 was originally posted to the operations account but was deposited into the water reserve account.

Income and Expense Statement

Income	Actual		Budgeted		Variance		% of Budget
	Month End	YTD	Month End	YTD	Month End	YTD	
Assessments	28,424	142,120	28,424	142,120	-	-	41.67%
Utilities	34,087	234,302	39,687	243,408	(5,600)	(9,106)	37.55%
Other	2,092	10,556	3,106	13,651	(1,014)	(3,095)	40.04%
Total Income	64,603	386,978	71,217	399,180	(6,614)	(12,202)	39.00%
Expenses							
Utilities	12,900	122,014	20,308	118,894	(7,408)	3,120	32.15%
Water Treatment Expense	5,957	27,433	5,397	25,495	560	1,938	41.86%
Sewer Treatment Expense	6,061	17,870	4,630	23,520	1,431	(5,650)	43.31%
Maintenance Expense	7,505	26,819	3,439	16,130	4,066	10,689	42.11%
Payroll Expense	29,183	148,603	26,615	125,505	2,568	23,098	41.45%
Administrative Expense	2,013	11,730	2,834	16,091	(821)	(4,361)	33.35%
Insurance Expense	1,624	8,121	1,747	8,735	(123)	(614)	41.67%
Taxes & Licenses Expense	343	2,210	125	625	218	1,585	41.67%
Professional Fees Expense	957	6,503	-	3,600	957	2,903	128.57%
Bad Debt	-	-	-	-	-	-	-
Reserve Expense	10,321	52,161	10,321	51,606	(0)	555	41.67%
	76,864	423,464	75,416	390,201	1,448	33,263	38.13%
Net Income (Loss)	(12,261)	(36,486)	(4,199)	8,979			

Notice of Proposed Rule Change

Civil Code Section 4360(a) states; The board shall provide general notice pursuant to **Section 4045** of a proposed rule change at least 30 days before making the rule change. The notice shall include the text of the proposed rule change and a description of the purpose and effect of the proposed rule change. Notice is not required under this subdivision if the board determines that an immediate rule change is necessary to address an imminent threat to public health or safety or imminent risk of substantial economic loss to the association.

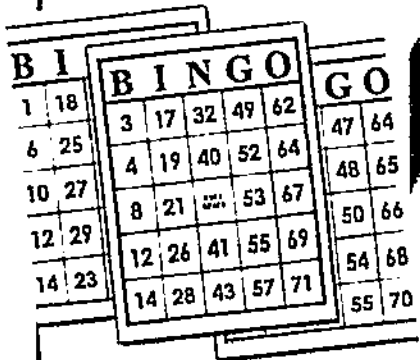
The Board of Directors of The Oaks Community Association will be considering adoption of proposed rule changes during their regularly scheduled board meeting in June.

INTRODUCTION

The “Rules and Regulations” have been created and adopted by the Oaks Community Association to ensure a safe, comfortable living environment for the residents of The Oaks. Nothing in these “Rules and Regulations” is intended to conflict with applicable State or local enactments or the provisions of the Association’s Governing Documents (CC&Rs).

These “Rules and Regulations apply to all lot owners, residents, and guests, and may be amended and modified from time to time by the Board of Directors of the Association. These rules are not intended to be all-inclusive. Matters not covered herein shall be handled at the discretion of the Board of Directors.

Proposed Rules changes will be addressed at the June Board of Directors meeting. One the board determines changes to the rules and regulations the proposed changes and the effect of the proposed changes will be posted and a hard copy will be available for review in the office. The proposed changes will also be posted on the community website, theoakscommunityassociation.org.



Bingo Night

Please join us for Bingo Second

Tuesday of Each Month

from 7pm to 9pm in the clubhouse.

You must 18 and over to play.

10 games 2 cards per game Just \$10

Volunteers are always appreciated

For more info please call: Office 274-6056,

There will be a potluck

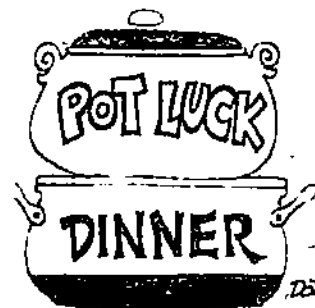
starting at 6:30

All residents of the Oaks are Welcome.

Come and meet your

neighbor's, enjoy some great food

and have some fun playing BINGO.



See You July 10th for BINGO

The Sandlot



The Sandlot is a coming-of-age story about a group of young boys growing up in California in 1962. A new, shy boy (Thomas Guiry) moves into the neighborhood, where he is initially rejected by the local boys because he doesn't know how to play baseball. Soon, he learns the sport and joins the group of boys who play ball in a local sandlot, and with his new friends, he has a variety of adventures.

TOMATOMETER 89%



July 13—Outside
at dusk



Be sure to bring your peanuts and Cracker Jacks to fully enjoy this baseball themed movie.

Ready Player One

Friday July 27

Outside at dusk

Come Join us for movie
night!

Bring your drinks , snack
and a chair

TOMATOMETER 79%



In the year 2045, people can escape their harsh reality in the OASIS, an immersive virtual world where you can go anywhere, do anything, be anyone-the only limits are your own imagination. OASIS creator James Halliday left his immense fortune and control of the Oasis to the winner of a contest designed to find a worthy heir. When unlikely hero Wade Watts conquers the first challenge of the reality-bending treasure hunt, he and his friends-known as the High Five-are hurled into a fantastical universe of discovery

July 2018

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4 Office Closed <u>Independen</u> <u>ce Day</u>	5	6 Movie The Sandlot Outside @ dusk	7
8	9	10 Polluck @ 6:30 BINGO @ 7	11	12	13	14
15	16	17 Board Meeting @ 6	18	19	20	21
22	23	24	25	26	27 Movie Ready Player 1 Outside @ dusk	28
29	30	31				