



The Oaks Community Association

5607 Jackson Valley Road • Lone, CA 95640-9629

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Meeting Minutes – Open Board Meeting

Tuesday, June 14, 2022

Meeting Called to Order at 6:00 pm by Director C. Levin

Directors Present: S. Sanchez, B. Fletcher, A. Hutson, C. Sisson, C. Levin

New Directors S. Brown, and P. Malone (arrived 6:20 pm), seated during meeting

Open Forum:

- Question on if tenants in RV Storage can install carport covers, GM Triano to research.
- Request to put up sign or paint a line where actuator is for exit gate.
- Request for regular servicing of dog stations.
- Lot 084 needs contact on Electric and Gas meter compliance, increased bills.

Board did secret ballot to elect Board Candidates to two open Board seats. S. Brown received three votes.

J. Weaver received two votes. P. Malone received five votes. Director C. Sisson motioned to approve the seating of P. Malone and S. Brown on the Board by majority vote. Director A. Hutson seconded the motion. Motion passed 5-0-0-0.

New Directors S. Brown and P. Malone took active seats on Board for this meeting.

GM Triano gave staffing update and asked for any recommendations for maintenance worker position.

GM Triano also told Members she has committed to stay in her position for at least one additional year.

GM Triano reviewed new programmable lock times/functions.

Director C. Levin motioned to approve \$ 569.25 Motion Picture Licensing expense for 1 year so that Social Committee can start movie nights again. Director A. Hutson seconded the motion. Motion passed 7-0-0-0.

Director S. Sanchez motioned to approved Minutes for May 10, 2022, Executive Meeting and Open Board Meeting as written. Director C. Levin seconded the motion. Director S. Brown and P. Malone abstained since they were not part of those meetings. Motion passed 5-0-2-0.

Approval of Meeting minutes from 6/1/2022 Executive meeting tabled to next meeting as Director A. Hutson has not completed yet and GM Triano did not attend.



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GM Triano reviewed credits done for uncollectable violations/fines on foreclosed property, credits done for Member water meter issue dating back to 7/2021, and adjustment to uncollectable Bad Debt balance based on foreclosure.

Director A. Hutson motioned to approve May 2022 Financials reviewed by Directors C. Sisson & B. Fletcher as presented. Director S. Sanchez seconded the motion. Motion passed 7-0-0-0.

Director A. Hutson motioned to approve the 2023 Election Calendar as presented, with correction to one 2021 date typo. Director S. Sanchez seconded the motion. Motion passed 7-0-0-0.

GM Triano noted she will be out on vacation for next Board Meeting, all agreed to keep normal schedule and Asst. Community Manager S. Cook will sit in for GM Triano.

Director S. Sanchez motioned to approve the not to exceed bid of \$ 780 Reserves Expense from A&D Gate for main gate repairs. Director C. Sisson seconded the motion. Motion passed 7-0-0-0.

Director C. Levin motioned to approve the State Farm Insurance bid (Operating Expense) for GL, D&O, Crime, Inland Marine, ENOL, Umbrella and Auto renewals, saving an estimated \$ 12,046.38 a year. Director B. Fletcher seconded the motion. Motion passed 7-0-0-0.

Director A. Hutson motioned to approve \$ 7,920.15 Reserves Expense bid from BCE for new camera system. Director C. Levin seconded the motion. Director P. Malone abstained. Motion passed 6-0-1-0.

Director S. Brown is going to arrange for Maintenance C. Main to review dump trailer he owns to see if it meets our needs, otherwise, Director C. Levin motioned to approve the purchase of pre-tax and closing bid of \$ 8,595 from The Trailer Specialist for dump trailer GM Triano presented. Director B. Fletcher seconded the motion. Director S. Brown voted No. Director C. Sisson abstained. Motion passed 5-1-1-0.

Director C. Sisson motioned to approve Solar Ballot Language as written. Director S. Brown seconded the motion. Motion passed 7-0-0-0.

Director C. Levin motioned to approve the Solar Q&A with noted changes discussed during the meeting. Director C. Sisson seconded the motion. Motion passed 7-0-0-0.

Director S. brown motioned to sign the Letter of Intent with Select Solar who is committing to 10.6 cents per kWh so we can confirm finance approval, etc. Director A. Hutson seconded the motion. Director C. Levin abstained. Motion passed 6-0-1-0.

Director C. Sisson motioned to table action on hiring outside resource for Quarterly or Bi-Annual Financial Audits until GM Triano can provide cost estimates. Director B. Fletcher seconded the motion. Motion passed 7-0-0-0.



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Director C. Sisson motioned to table any change of bank, due to new fees from PNC Bank, until GM Triano gets input on remote deposit, etc. costs from other banks. Director B. Fletcher seconded the motion. Motion passed 7-0-0-0.

Director S. Sanchez motioned to table any Board Resolution to ACUSD Board of Trustees until Member who requested this, D. Calhoun, is present to discuss in more detail. Director B. Fletcher seconded the motion. Director C. Levin encouraged Board members to do their own research on all aspects of this topic. Motion passed 7-0-0-0.

Directors A. Hutson and P. Malone provided update on success of Covid Come Back BBQ and that Social Committee plans to do one major event every other month for remainder of this year, with next event being August 2nd, 2022, National Night Out BBQ.

Director C. Levin asked for Shade for the Playground area to be added to the next agenda, and any ideas for kid resistant shade options are appreciated.

Director C. Sisson requested that Design Review follow-up and Violations follow-up be added to the next agenda.

Director A. Hutson motioned to adjourn the meeting. Director S. Sanchez seconded the motion. Motion passed 7-0-0-0.

Meeting adjourned 8:30 pm

Minutes Approved By:

Secretary, Ann Hutson (signature)

Date