



The Oaks Community Association

5607 Jackson Valley Road • Lone, Ca. 95640-9629

Phone 209-274-6056 Fax 209-274-6058

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Board of Directors Regular Meeting Minutes June 19, 2018

Call to Order:

Meeting was called to order at 6:00 pm by President R. Brown.

Pledge of Allegiance:

The Pledge of Allegiance was delivered.

Roll Call of Directors:

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

Directors absent and excused: Morrison

Approval of Minutes:

Director S. Brown motioned to approve minutes of May 15, 2018 regular meeting and executive meetings as presented; Director Hutson seconded. The motion was approved: 6-0-0-1, with Director Morrison absent and excused.

Open Forum:

A member stated that she lives next to the pond and it overflows several times a year, causing damage to her home. She would like our insurance information in order to file a claim.

Community Manager, Terri Bailey will provide the member with the requested insurance information.

A member asked what's going on with the violation letters. Community Manager, Terri Bailey explained this issue is on the agenda and will be discussed later.

Treasurers Report:

Treasurer Strickland delivered the Treasurers Report: Cash on Hand: \$293,651, Accounts Receivables: \$54,370, Net Loss for the month of May: \$12,264, Net loss year to date: \$36,486.

Maintenance Report:

Director Morrison was absent; Terri Bailey will deliver the maintenance report as part of the Community Manager Report.

Community Manager Report:

The Community Manager Report was delivered by Terri Bailey. The BV Casino is scheduled to open in April 2019. She reached out to Rhonda Pope, the tribal leader, regarding several issues. There has been no response. Terri Bailey spoke with Amador County Supervisor Richard Forester regarding anticipated traffic impacts due to casino traffic. Supervisor Forester informed her this will be the subject of a community meeting being held 6:00 PM July 2 at the County office on Court Street.

The pool is open. The pool passed county inspection, however there were two issue that need to be corrected. The contractor did not obtain a permit to re-plaster the pool and the anti-suction



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valve is not flush with the pool. The County Inspector wants the anti-suction valve remedied. Terri Bailey is in contact with the contractor regarding this issue. She is withholding payment until the issue is resolved.

The cement work at the front of the clubhouse is complete. The Board needs to decide what to do with the dirt beds. The gap between the playground fence and the ground is in the works, as is a small walkway at the pedestrian gate at the fishing pond. All projects will be completed as Bill Bolton has time.

Toni Guthertz has been hired to complete an audit of all the utility meters. The audit is required by the California Public Utility Commission (CPUC).

Rules and Regulations changes will be posted on Monday and proposed changes will be placed on the next agenda.

The boat used on the sewer lagoons is not adequate to hold maintenance personnel. President R. Brown will get quotes for a 10' boat.

Wastewater Report:

The Wastewater Report was delivered by Certified Wastewater Operator Brady McCartney.

He stated there is a need for an area-velocity flow meter and a manual winch. Brady McCartney explained the need and operational benefits of each item. The flow meter is necessary to measure the influent coming into the system and effluent being sprayed onto the spray field. The winch is needed to remove the pumps and aerators to be repaired or replaced from the lagoons.

Director S. Brown motioned to purchase an area-velocity flow meter and a manual winch; Director Calhoun seconded. The motion was approved: 6-0-0-1, with Director Morrison absent and excused.

Brady McCartney stated that four owl houses have been installed. High water alarm system checks occurred on 5/25, 06/01, and 06/14/2018. Life preserver rings have been purchased and installed. The sewer lines were jetted, and the lift station cleaned out by ABC Plumbing on 06/14/2018.

Brady McCartney stated that the community should purchase a hydro-jetter. He stated the community sewer lines should be hydro-jetted at least twice a year.

Brady McCartney stated the area of the spray field has been determined using Global Positioning System (GPS). The Spray field covers an area of 8.26 acres.

Bradley Hobgood, our wastewater operator in training (OIT), has been working on finding and fixing underground leaks in the spray field, 12 leaks were repaired. There are 63 impulse sprinklers in the spray field, 21 were not operational; 15 have been replaced.



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Treated Water Report:

The Treated Water Report was delivered by Community Manager Terri Bailey. She gave an update of the Jackson Valley (JVID) Treated Water Project. The JVID treated water pipeline is scheduled to reach the Oaks in September 2018. Foundations for the treatment plant and tank have been poured. The tank has been ordered and should be here within the next two weeks. Traffic is a concern due to the construction trucks going to the proposed casino.

Terri Bailey has scheduled a community meeting for August 18, 2018 to discuss the impacts and changes due to the conversion to JVID treated water.

Terri Bailey presented a draft letter to the State of California Water Resource Control Board asking that our water treatment plant be de-certification. The Board discussed the letter. The Board asked Terri to include a tentative de-certification date in case the construction of the treated water pipeline is delayed.

Terri Bailey stated President R. Brown asked that an overflow pump be added to the agenda. Terri Bailey stated she was unsure of what it was and what to look for. President R. Brown explained the functions and needs for the overflow pump. Chris Main stated at times the pond overflows due the season and amount of rain.

President R. Brown stated we need an engineer to look at the water storage pond to determine the structural integrity of the pond. Director S. Brown motioned to hire an engineer to evaluate the pond; Director Hutson seconded. The motion passed: 6-0-0-1, with Director Morrison absent and excused.

Social Committee Report:

The Social Committee Report was delivered by Community Manager, Terri Bailey. She stated that the next Bingo and potluck is scheduled for July 10th.

There will be an ice cream social on June 22. Music will be provided by the Rusty Rockers and will start at 6:30 pm. Cost is \$3.00 for ice cream.

Winners of the Beautification Contest were announced:

1st – Lot #185

2nd – Lot #178

3rd – Lot #148

Honorable Mention – Lot #146

The board thanked all who entered. It was a tough choice.

Upcoming movies: We will be showing The Sandlot on July 13th and Ready Player 1 on July 27th.

Volunteers are needed to coordinate National Night Out. National Night Out is a night for neighbors to get out and meet each other. The fire and police departments will attend to help promote community spirit.



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Terri Bailey would like to schedule an End of Summer Party for August 11th. Director Calhoun will help with the party.

Terri Bailey would like to send a thank you card and \$50.00 gift certificate to Tony Beuving, the elections inspector, for his help with the election.

Director S. Brown motioned to purchase a \$50.00 gift certificate; Director Hutson seconded.

The motion was approved: 6-0-0-1, with Director Morrison absent and excused.

Design Review:

Lot 122: This was requested for review by the Board. The board's opinion is the original design review which was approved in February did not fully inform the board regarding the type of structure being installed. Director S. Brown stated the shape and design does not fit the community, also it is not attached to the home. The property owner stated they paid a lot of money for the carport and feel it is better than what others have. Director S. Brown stated what was installed is not a carport, but a free-standing car cover and does not meet the State of California definition of a carport. The homeowner stated they purchased a carport and that is what was installed. Director Strickland asked to table this until all board members have a chance to look at the structure; Director Calhoun seconded. Motion to table this item passed 6-0-0-1, with Director Morrison absent and excused.

Lot 158 – Tabled until complete design review packet is received.

Lot 178 – Tabled until complete design review packet is received.

Lot 38 – Tabled until complete design review packet is received.

Terri Bailey submitted an updated design review packet for board approval. Director S. Brown asked wording be added to state the homeowner must obtain all required permits prior to submitting a design review. He stated that the Board should be monitoring permits. Discussion followed as to whether the Board wants/should take on such responsibility. Director Six stated it is not the Associations responsibility to make sure all permits are obtained and the Board should not be involved in the permitting process. Director S. Brown stated it is the Board's responsibility to keep the community safe and verifying permits is a part of that.

Director S. Brown moved to approve the changes including wording that permits must be obtained prior to start of construction; Director Strickland seconded. The motion was approved: 5-1-0-1, with Director Six voting in the negative and Director Morrison absent and excused.

Discussion and Possible Action Related to Vehicle Repair or Replacement:

Terri Bailey stated both maintenance personnel have express concerns regarding the utility truck purchased. She stated the minor frame work has not been completed, but the engine work is complete.

Director S. Brown stated there is an electrical short that is draining the battery. He asked maintenance staff, Chris Main and Bradley Hobgood, why the truck could not be used.



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Chris Main stated they have always had a pick-up and that they asked for an enclosed trailer or a pick-up with an enclosed bed for a generator. They need a truck with a bed for 60 – 80% of their work.

Director S. Brown stated that no attempt was made to use the utility truck, so he questions whether it will work or not.

Chris Main stated he has worked here for 6 years and he discussed the needs prior to this truck being purchased.

Director Six asked if the utility truck could be modified. Could the top of the enclosed bed be cut off?

Chris Main stated that could work.

Director Six stated he will do it at his shop.

Director S. Brown asked what tools are used by the maintenance staff and need to be on the truck.

Chris Main stated the truck does not fit the job

Bradley Hobgood stated the vehicle does not allow them to move quickly. Director S. Brown disagreed.

Director S. Brown motioned to sell the utility truck and purchase a small pick-up; Director Hutson seconded. The motion was approved: 6-0-0-1, with Director Morrison absent and excused.

Discussion and Possible Action Related to the Process and Procedures for Members Violation and Fines:

Terri Bailey reported a new system for tracking violations has been implemented. She explained violations are detected either by staff inspections or member complaints.

Director Hutson asked how a complaint is investigated.

Terri Bailey stated when a member makes a complaint, if it is something tangible, i.e. trash, weeds, etc., a staff member will inspect to determine if the complaint is valid. If a violation is determined valid, a letter will be sent to the member. If the complaint is a health and safety issue, it is directed to County Code Compliance. Members stated that the letters for garbage cans and toys are too strict and shouldn't be sent. Terri Bailey asked for Board direction as to how closely the CC&R's and Rules and Regulations should be followed.

President R. Brown advised staff to use their best judgment. He further stated this is a family community and as such; toys and bikes should not be cited unless left in the street or the yard for a long time.

The Board would like pictures of violations be taken during inspections.

Director S. Brown would like to see compliance dates added to the letters.

The board directed the time to correct violations should be shortened from thirty days to two weeks.

Future Agenda Items:

Discussion and possible action related to the possible cost of water to homeowners

Discussion and possible action related to the maintenance shed and parking

Discussion and possible action related to hiring an arborist to check on the oak trees.



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Adjourn:

Hutson motioned to adjourn the regular meeting; Director Calhoun seconded. The motion was approved: 6-0-0-1, with Director Morrison absent and excused. The meeting adjourned at 8:33 pm.

Board of Directors Executive Meeting Minutes June 19, 2018

Executive Session:

The Board reconvened for Executive session at 8:40 pm.

General Session Re-open:

The general session was call back to order at 9:04 pm.

Action taken during Executive session:

The Board reviewed the past due accounts and gave direction to the Community Manager.

Adjourned:

Executive session adjourned at 9:03 pm

Approved:

/s/ Ann Hutson
Ann Hutson, Secretary