



The Oaks Community Association

5607 Jackson Valley Road • Lone, CA 95640-9629

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

toca@att.net

Board of Directors Meeting Minutes

March 19, 2019

Regular Meeting Minutes:

Call to Order:

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

Pledge of Allegiance was delivered.

Roll Call of Directors:

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

Approval of Minutes:

Director Hutson moved to accept the minutes of February 19, 2018, Regular and Executive meetings. Director Morrison seconded. The motion was passed: 7-0-0-0

Director Lopez stated there was an error in the January minutes regarding the election.

President R. Brown requested that the minutes for January 15, 2019 be added to the April 2019 meeting agenda for amendment.

Open Forum:

Member asked what happened to the backup mirror by the mailboxes. Community Manager Bailey explained that it was blown away in the last windstorm and will be replaced soon.

Member stated that it would help new owners if they were giving a printed copy of the CC&R's and Rules and Regulations. Community Manager Bailey stated that the CC&R's and Rules and Regulations are given to new owners as a part of the escrow process. They are also available online and at the office.

Member asked what can be done regarding children riding four-wheeled vehicles, bikes, and scooters in the park. President R. Brown stated this is on the agenda and they will discuss it later in the meeting

Director Calhoun stated there will be a Yard Sale Committee meeting on Monday, March 25th at 6:00 pm at the clubhouse. There is a Casino meeting on the 26th at the Board of Supervisors chambers. She also thanked the staff for such a good job with the water change over.

Treasurers Report:

The Treasurer's Report was delivered by Director Calhoun.

January 2019: Cash on hand: \$224,507; Total Income: \$83,066; Total Expenses: \$69,213:

Net Gain for January 2019: \$13,853

February 2019: Cash on hand: \$213,732; Total Income: \$94,480; Total Expenses: \$91,041:

Net Gain for February 2019: \$3,439



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Maintenance Report:

Director Morrison delivered the maintenance report. He stated they're waiting for dryer weather to start projects.

Community Manager Report:

Community Manager Bailey delivered the Community Manager's report. There are several projects being worked on right now. These include a new shed for the golf cart, installing new playground equipment, painting the existing playground equipment, installing the front gate pillar, cleaning up the storage yard, sending out the revised contracts for the storage spaces, getting estimates for solar, storm drain on West Park, the fishing pond, audit of utility meters, and digitizing of records. Community Manager Bailey is waiting for direction from the Board regarding the covered structure by the front gate.

Community Manager Bailey stated she will not be available for the April 16th meeting. She will be attending a CPUC workshop in San Francisco. A couple of directors have said they, also, will not be at the April meeting. There are several options for the meeting: The meeting can be rescheduled, the meeting can be cancelled, or Elizabeth can attend in Community Manager Bailey's place. Director Calhoun asked who else will not be at the April meeting? Director Hutson said she will not be there. Director S. Brown suggested rescheduling the meeting. He is not in favor of canceling the meeting. President R. Brown stated if it's going to be rescheduled it needs to be rescheduled before the 16th. Director Hutson moved to hold the April Board meeting on April 8, 2019. Director S. Brown seconded. The motion was approved: 7-0-0-0

There is a big problem with kids climbing over and under the fence to get to the playground. This happens mostly on weekends, when the gate does not get unlocked. Community Manager Bailey would like the board's direction to either fix the fence so it cannot be climbed over or gone under or just leave the gate open. Director Calhoun stated this should be discussed later in the agenda. Possibly a committee should be formed. Director S Brown stated he feels the playground should be open on the weekends, so the children can play. President R. Brown stated this should be discussed later under agenda item L.

Community Manager Bailey reminded the Board that she will be retiring in April 2020. The Board needs to form a committee to discuss hiring a new Community Manager.

Community Manager Bailey will be on vacation from March 20th through March 27th. She will be returning on March 28th.

The water change-over went very well. There were only two problems. One affected only three residents, all of which were Board members. There was one water leak that staff fixed.

Wastewater Report:

Community Manager Bailey delivered the wastewater report. The flow meter is working and is logging data remotely. Once Bradley is certified he will not have to be here over the weekend to read the levels. Bradley should have enough hours, within the next 3 to 4 weeks, to take the test for certification.



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The crane has been installed at the wastewater plant. This allows the grinder pumps to be removed.

Treated Water Report:

Director S Brown stated that the pond will become stagnant very quickly if something isn't done. He suggests installing aeration system. He presented a brochure on one system to show the board what is needed. Director S Brown explained how the system works, what is needed for the system, and how it would be installed. Director S. Brown moved to purchase and install an aeration system for the treated water pond, total cost not to exceed \$1000.00. Director Calhoun seconded. The motion was approved: 7-0-0-0

Social Committee Report:

Community Manager Baily stated bingo is on the second Tuesday of every month. Director Hutson ask if we are still looking for volunteers? Community Manager Bailey stated yes we are still looking for volunteers. Director Lopez stated she would volunteer if it was on a different night. Community Manager Bailey stated several residence have volunteered to help Toni with bingo. Director S. Brown stated if someone wants to hold bingo on a different night they should be allowed to do it.

Design Review:

Lot 166 – 5899 West Park Dr.: Director S. Brown moved to approve design request for lot 166. Director Hudson seconded. The motion was approved: 7-0-0-0

Lot 62 – 5605 Park Circle: Director S. Brown moved to approve design request for lot 62. Director Lopez seconded. The motion was approved: 7-0-0-0

Discussion and Possible Action Related to Proposed Rule Change

Use of Fire Pits in the Community and Possible Adoption of Rules Pertaining to Fire Issues:

Director S. Brown read the Fire Safety Committee handout. Hand out outlined proposed rules and regulations for indoor burning and outdoor burning. The committee proposed that only commercially manufactured heating appliances that operate using propane or natural gas and produce a steady flame be allowed in the park. Heating appliances must be located at least 10 feet away from any structure including but not limited to homes, sheds, cars, trees, and power lines. Heating appliances must be located on level ground, not under any overhang and must be fixed in open space. Commercially manufactured gas or charcoal barbecues are permitted. Only commercially purchased fuel is permitted. Director Hutson asked about the green waste collection days. She stated there is no waste pickup from January to May. She would like to know how residents can dispose of green waste if it is not allowed to be burned? Director Lopez stated it could go in with the garbage. Director Hutson stated she has a fire pit and she does not agree with this policy. Director Six moved to approve the fire safety committee's proposed rules and regulations. Director Lopez seconded. The motion was approved: 7-0-0-0



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Adoption of Age Restriction for Unattended Minors in Playground Area.

President R. Brown stated there is a growing problem with children playing unsupervised, riding bike, scooters, and motorized vehicles, and climbing on walls and fences. Director Calhoun suggested organizing a committee to review current rules and regulations and propose changes and/or new rules and regulations. Director S. Brown suggested moving the playground gate to the other side of the pool once the playground has been expanded. Also, setting an age limit for the basketball court. President R. Brown stated he would like to see a committee with parents to get their thoughts and input. Director S. Brown suggest in putting a reminder in the newsletter that anyone riding a bike, scooter, or motorized vehicle must obey California road rules. Directors S. Brown, Calhoun, and Hutson will form a committee.

Discussion and Possible Action Related Company Vehicles.

Community Manager Bailey stated the transmission in the white pickup needs to be replaced. The cost to replace the transmission is between \$2300 and \$3200 , for a used or rebuilt transmission. The engine, as previously discussed, is also questionable. Director Morrison moved to get rid of the white truck and spend \$4000.00 to \$5000.00 on a new truck. Director S. Brown stated he would like more comments and discussion before a motion is made. Director S. Brown stated that too much money is being spent on used vehicles and he would like to see a leased vehicle that can be kept for at least 10 years. Director Calhoun stated she suggested that a year ago. Director Morrison stated that the maintenance crew is too rough on trucks for a lease. Director S. Brown stated we should not be buying used vehicles. It should be in the reserves for regular vehicle replacement. Director Calhoun stated when the original committee was formed last year, she recommended spending \$7,000 - \$9,000 on a vehicle that would last longer. The committee decided against this and purchased a \$3,000 car that broke down. Director Morrison stated that the green truck was bought five years ago for \$8,000 and it has been good. Director Morrison stated he would like to be on the committee to research and purchase a vehicle. Director Hutson stated the staff needs to take better care of the vehicles. Director Morrison amended his motion to form a committee to research purchasing a vehicle. Director Hutson seconded. The motion was approved: 7-0-0-0.

Future Agenda Items: Yard waste collection, Child safety committee.

Director Hutson moved to adjourn the meeting. Director Lopez seconded. The motion was approved: 7-0-0-0

Meeting adjourned at 7:25 pm.

Submitted by:

Ann Hutson, Secretary

Date



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Executive Session Minutes

Tuesday March 19, 2019

Type of Meeting: Executive Session

Discussion and Possible Action Related to Delinquent Account and Violation Letters

Discussion and Possible Action Related to Pending Litigation

Personnel Issues

Submitted by:

Ann Hutson, Secretary

Date