



# The Oaks Community Association

5607 Jackson Valley Road • Lone, CA 95640-9629

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

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## **Agenda 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.



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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.



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**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 18<sup>th</sup> and will return Friday the 25<sup>th</sup>.

## **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.



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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

## **Agenda 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.



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The executive session adjourned at 8:30.

/s/ Ann Hutson

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Ann Hutson, Secretary

Date