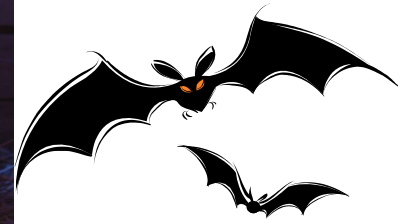


TOCA Oak Leaf



NEWSLETTER OF THE OAKS COMMUNITY ASSOCIATION

October 2013



HAPPY HALLOWEEN

POWER OUTAGE NOTIFICATION

The board of directors has given authorization to Upchurch Electric to do an inspection of the electrical transformers here in the park. This will require the electricity to be **SHUT OFF on October 16th and 17th from 8:00 am to 12:00 noon on both days.** If you have a transformer located in your yard please make sure that the area around the transformer is clear of all plants and debris. Also if you have a dog in your yard please make sure the dog is locked up during the inspection on both days. Thank you for your patience during this very important inspection.

Board of Director Elections

There are three seats on the Board which will be coming open for election.

The nomination period to run for the open positions runs from November 14, 2013 to January 14, 2014 (the night of the annual membership meeting).

Ballots will be sent to members in good standing during the first week of December.

To have your name included on the ballot you must be a member in good standing and complete and return to the office the application for the Board before December 12, 2013. Applications can be picked up at the office or can be downloaded from our website. Members in good standing can also be nominated from the floor, January 14, 2014, during the annual membership meeting. Such nominations must be made prior to the counting of the ballots.

We Need You!!

Election inspectors are needed for the upcoming election! If you would like to be part of our exciting election process please come down to the office and pick up an application today.

HOA BOARD OF DIRECTORS

Rickie Brown President
(209) 274-4778
Shirley Lacy V. President
(209) 274-0362
Earl Dodson Secretary
(209) 418-5024
Kit Sherlock Treasurer
(209) 274-6231
Robert Vescera Director
(209) 274-4903
Dean Morrison Director
(209) 274-0239
Bill Six Director
(209) 772-0812

THE OAKS OFFICE
Open Monday—Friday
9:30am to 5:30pm

Closed Saturday & Sunday
(209) 274-6056
(209) 274-6058 Fax

Website
theoakscommunityassociation.org

Terri Bailey, Park Administrator
ParkAdmr.TOCA@volcano.net
(209) 351-0565

Tami Prefling, Bookkeeper
Bkkr.TOCA@volcano.net

Kristy Bayer, Administrative Assistant
TOCA@volcano.net

Night Security
On - Duty Night Watchman
(209)781-5377

Next Regular Board Meeting

October 15, 2013

6pm to 8pm.

Special Meeting

Oct 3, 2013 @

6:00pm

TOCA Oak Leaf

Homes for Sale & The Bidding Process

The Oaks Community Association Will be accepting sealed bids on two properties. The process for the sealed bid will be as follows:

- The home will be sold in "AS IS" condition.
- "As is" condition serves to give notice of patent defects and means that the buyer accepts the property in the condition in which it is reasonably observed by him, her, or their representative.
- Neither the Board nor staff have lived in either property and do not have personal knowledge regarding defects to or condition of the home other than those that can be reasonably observed.
- Potential bidders will not be allowed inside the homes due to liability issues.
- There are information sheets as well as pictures at the Association clubhouse which potential bidders can view.
- Bidders will have an opportunity to have the homes inspected by a properly licensed and insured property inspector at the bidders expense.
- If you wish to have the home inspected please have your inspector contact Terri Bailey at (209) 274-6056 to schedule the inspection.
- Bidders will be expected to submit their highest offer for the home before 6:00 PM on the date of the close of bidding.
- Bids must be submitted in a sealed envelope.
- The outside of the envelope must clearly identify by lot number the property being bid on and also state "this is a sealed bid".
- Sealed bids will be opened by the Board and or their designated representative at 6:15.
- Bids submitted prior to 6:00 PM on the bid close date should be submitted to Terri Bailey, the Park Administrator, at the clubhouse office located at 5607 Jackson Valley Road, Lone, CA during normal business hours.
- Bids can also be delivered before 6:00 PM at the close of bidding.
- The Board of Directors has established an opening bid reserve. In order for a bid to be accepted it must meet or exceed the reserve amount.
- Bidding will close for lot 38 on Thursday October 3, 2013. The reserve amount for this home is \$23,000 (twenty three thousand and zero cents).
- If the reserve is not met, the board has the option of establishing a lower reserve amount and establishing a different bidding period and closing bid date.
- The bid should also include the source of funding. Information related to the proof of funding would also be desirable.
- The winning bidder will be announced by the Board of Directors once all bids have been considered and reviewed.
- The Board of Directors will consider all factors provided in the bidding process to determine the winning bidder.
- The winning bidder must open escrow within 3 (three) business days of The Board of Directors acceptance of the bid.
- The homes shall close escrow in 30 (thirty) days unless otherwise agreed upon by the Board of Directors and The winning bidder.

Recap of The Board of Directors Meeting Tuesday August 20, 2013 6:00 PM

Type of Meeting: Regular Meeting

The meeting was Called to Order By President Brown at 7:03

Roll Call of Directors - all directors were present except for Secretary Dodson and Director Vescera

Approval of Minutes - The approval of the minutes was continued to the next meeting as the Park Administrator was not available to answer questions regarding corrections made in minutes.

Treasurer Sherlock gave the Treasurers report. She reported total cash on hand as of July 31, 2013 as being \$405,453. The Association had a gain for the month of \$1,219.

Maintenance Report - was given by Director Morrison. He reported the inspection on the electrical transformers had been scheduled for October 16 and 17 and the power to the park would be turned off from 8 AM to Noon on both days.

Park Administrators Report - The Park Administrator reported that she had received a phone call from Gayleen Perreia, a Senior Resource Control Engineer with the Regional Water Quality Control Board confirming that she had received the letter from Rickie Brown and that she would like to meet with the Park Administrator and JVID to discuss the issues outlined in the letter. She also reported the maintenance crew drained, cleaned and scrubbed the pool. Christopher Main had attended a class to obtain his water distribution certification. She also reported the Budget workshop was scheduled for Thursday September 19 at 6:00 PM.

Design Review Lot 30 – No action was taken on this item as no design review was submitted.

Discussion and Possible Action Regarding Procedure to Update the CC&R's - The Park Administrator outlined the process for updating the CC&R's. The Board generally agreed they would like to move toward updating the current CC&R's. George Dulas stated that this was attempted several years ago and we should look for the draft changes.

Discussion and Possible Action Regarding Approval of Disclosure Packet to be sent to Membership – The Park Administrator distributed to the Board the disclosure packet which will be sent to the membership prior to the end of the year. This was an informational item for the Board.

Discussion and Possible Action Regarding Election and Approval of Election Calendar The Park Administrator reviewed the election calendar with the Board. The Board generally agreed to the election calendar as presented.

Discussion and Possible Action regarding Pre-Approval of Exterior Colors for Homes – The Park Administrator distributed to the Board 2 color samples; one from Lowes and the other from Kelly Moore. The purpose of the paint samples was to receive pre-approval for the samples in order for the membership to avoid waiting for a design review.

Discussions and Possible Action Regarding Slurry Seal of Roads – The Board reviewed the two bids submitted. After some discussion it was decided to wait until the results of an inspection of the electrical transformers is completed. This item will be brought back at a later date. A member voiced the opinion that the roads did not need to be repaired.

Discussion and Possible Action Regarding Clubhouse Use – The board discussed this issue and generally agreed “informal” religious studies would be allowed, but no regularly scheduled meeting time would be allowed, and that religious material could not be distributed from inside the clubhouse.

Discussion and Possible Action Regarding Approval of Engagement Letter to prepare 2013 Taxes and Perform 2013 Financial Review. The Board approved the engagement letter submitted by Becky Ray Ford CPA, of Schwartz, Giannini, Lantsberger and Adamson.

Discussion and Possible Action Regarding Disposition of Properties Acquired Through Foreclosure – The Park Administrator reported that two properties had been sold. Lot 68 received one bid and sold for \$14,000, with the association providing financing. Lot 86 received four bids and sold for \$21,500 cash. A member present at the meeting stated she was livid because the Board had provided financing for the sale of lot 68. She was of the opinion that the process was unfair and the option of seller financing should have been included in the bidding process. It should be noted that Director Vescera arrived at the meeting during this discussion.

Committee Reports:

There were no committee reports.

Open Forum:

A resident voiced his concerns regarding lack of recognition for community involvement of renters. The Board assured him that any involvement from any resident was appreciated. He also asked about starting a “adopt a street” program.

The Board adjourned into Executive Session.

