



The Oaks Community Association

5607 Jackson Valley Road • Lone, CA 95640-9629

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Agenda Board of Directors

Regular Meeting Tuesday, October 15th, 2019, at 6:00 PM

- A. Call to Order:
- B. Roll Call of Directors:
- C. Reading of Meeting Rules:
- D. Approval of Minutes:
 - a. Approval of Regular Board of Directors Meeting Minutes of September 17, 2019
 - b. Approval of Executive Session Minutes of September 17, 2019
 - c. Approval of Regular Board of Directors Meeting Minutes of July 16, 2017
- E. Open Forum:
- F. Treasurers Report:
 - a. Financial Statements: Profit and Loss & Balance Sheet July and August
 - b. Lien Approval
 - c. Approval of 2018 Annual Financial Review.
- G. Maintenance Report:
 - a. Various Miscellaneous Items
- H. Community Manager Report:
 - a. Discussion and Possible Action Related to Possible Ballot Items
 - b. Appointment of Road Repair Committee
 - c. Discussion and Possible Related to Spa Repairs
 - d. Results of Annual Gas Leak Survey
 - e. Results of Annual Fire Hydrant Inspection
 - f. Projects List
- I. Community Manager Replacement Committee
 - a. Status of Applications
 - b. Various Miscellaneous Items
- J. Wastewater Report:
 - a. Update of Application Process to SWRCB
 - b. Various Miscellaneous Items
- K. Treated Water Report:
 - a. Discussion and Possible Action Related to Treatment Plant Closure and Plant De-certification
- L. Social Committee Report:
 - a. Upcoming Events
- M. Design Review:
 - a. Lot 173 – Request to expand parking into front yard.
- N. Discussion and Possible Action Related to 2020 Budget
 - a. Discussion and Possible Action Related to Dues Increase
 - b. Discussion and Possible Action Related to Increase in Facility Fee
- O. Discussion and Possible Action Related to Personal Use Generator Rules
 - a. Ratification of Generator Rules
- P. Discussion and Possible Action Related to Annual Disclosures
- Q. Discussion and Possible Action Related to Feral Cats and loose pets.
- R. Future Agenda Items: This item is to Provide Board Members an Opportunity to Request Items to be Placed on Future Agendas. Not an action item.

Open Forum Rules: During the open forum, each attendee may address the board for up to 5 minutes. A director or manager may briefly respond to statements made or questions asked. Speakers must observe rules of decorum and not engage in obscene gestures, shouting, profanity, or other disruptive behavior. If the



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speaker is in the middle of a sentence when the time is called, he/she may finish their thought before sitting down. The time guidelines ensure that others will have an opportunity to speak. Speakers may not allow their time to others. All persons must follow meeting rules. *

*Meeting Rules: As provided in the "Open Meeting Act," members may observe the meeting but do not have the right to participate in the Board's deliberations or votes. Members may address issues during the open forum portion of the meeting. If attendees become disruptive, they may be expelled from the meeting, and the Sheriff called. Recording Meetings: Regular Meetings of the Board of Directors are recorded for record-keeping purposes. The meetings are not a public meeting, and any recording of the meeting must be approved by the board beforehand.

Executive Session Tuesday, October 15, 2019, 6:00 PM

Type of Meeting: Executive Session

- Hearing: Members "Not In Good Standing" Determination.
- Discussion and Possible Action Related to Delinquent Account, Formal Complaints Received and Violation Letters
- Review Applicants for Community Manager Position
- Discussion and Possible Action Related to Pending Litigation