



The Oaks Community Association

5607 Jackson Valley Road • Lone, CA 95640-9629

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

toca@att.net

Open Board Meeting Minutes

Tuesday, August 10, 2021

Type of Meeting: Open Meeting

Meeting was called to order at 6:02 pm by Vice President B. Six

Directors Present, B. Six, S. Sanchez, D. Morrison, B. Fletcher, and A. Rodriguez present. Director R. Brown and A. Hutson absent and excused.

Director S. Sanchez motioned to approve the July 13, 2021, Executive and Open Meeting minutes, July 27, 2021, and August 3, 2021, meeting minutes as written. Director B. Fletcher seconded the motion. Motion passed 5-0-0-2.

Open Forum –

Member requested hydrant markers be scraped off after road work, GM Triano to address.

Member brought up concerns about meter reading being more days than in month, pushing into higher tier. GM Triano to investigate options and engage our staff if needed to ensure meters read within reasonable time.

Member brought up concern about sunken road area on North Park, pooling water. GM Triano will investigate and note for future road work.

Member brought up holes in pool surface. GM Triano to contact GD Pool again and see if they will cover, will require draining the pool, so hoping we can delay till after summer/

July 2021 financials reviewed prior to meeting by Directors A. Rodriguez and R. Brown in detail. Director S. Sanchez motioned to approve July 2021 financials. Director A. Rodriguez seconded the motion. Motion passed 5-0-0-2.

Chris Levin, Dean Morrison, and Steve Sanchez volunteered to assist with Budget Workshops, GM Triano to try to set a couple of dates that will work for everyone after initial budget drafted.

Director S. Sanchez motioned to approve \$ 464.00 shared fence contribution toward fence done at Lot 179, for portion shared with fishing pond, to be applied as a statement credit. Director B. Fletcher seconded the motion. Motion passed 5-0-0-2.

Member removal of retaining wall at Lot 126 tabled. Director B. Six, D. Morrison, Chris Main from Maintenance, GM Triano and Member to meet on site Monday, 8/16/21 at 9:00 am to evaluate and discuss history, then will revisit at next meeting.

All Directors present confirmed approval/final sign-off for design review/fence adjustments to hide Lot 013 Trailer as acceptable.



The Oaks Community Association

5607 Jackson Valley Road • Lone, CA 95640-9629

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

toca@att.net

Discussion regarding trees on neighboring property tabled for now. GM Triano will address with Owners of any lots with trees on our side what the quote was for their tree trimming or removal. For any future fire break assistance with neighboring, non-Oak's neighbor, GM Triano to research viability of Release of Liability to Estate of Owner, since Owner on title deceased.

Director B. Fletcher motioned to approve \$100 raffle for Electronic Consent to communications. Director A. Rodriguez seconded the motion. Motion passed 5-0-0-2.

Director A. Rodriguez motioned to approve \$500 raffle for returned Election Ballots. Director S. Sanchez seconded the motion. Motion passed 5-0-0-2. Director B. Six also got general interest in many doing a door-to-door campaign to talk to people about returning their ballots to ensure we get quorum, which we will revisit as we get closer to election.

Director B. Fletcher motioned to approval the Architectural Guidelines as revised 8/5/21 and as written. Director A. Rodriguez seconded the motion. Motion passed 5-0-0-2. Final draft adopted and will be distributed with all disclosures.

Director B. Fletcher motioned to approve the CC&R's and Bylaw revisions as revised 8/9/21 and as written. Director D. Morrison seconded the motion. Motion passed 5-0-0-2. They will be distributed for Member vote with Election materials. GM Triano still needs to get revised Articles of Incorporation from attorney, eliminating Class 3 Membership since no longer allowed to limit non-resident owner participation on the Board in any way with SB323.

Director D. Morrison motioned to approve the revised Rules and Regulations as written. Director A. Rodriguez seconded the motion. Motion passed 5-0-0-2. Rules & Regulations will be distributed for 28-day Member review before being adopted.

Director B. Fletcher motioned to approve the revised clarifications to paid time off sections of the Employee Handbook. Director D. Morrison seconded the motion. Motion passed 5-0-0-2. GM Triano will distribute revised section to all employees.

Holiday Contest, tabled as Director A. Hutson was not at meeting.

GM Triano provided updates on Roadwork, Water/Hydrant Valve tentative plan and PUC notification that we are not on any near-term list for utility conversion to lot PG&E to each lot.

Wastewater report presented for Board review.

Director D. Morrison motioned to adjourn meeting. Director S. Sanchez seconded the motion. Motion passed 5-0-0-2.

Meeting adjourned 8:00 pm