



The Oaks Community Association

5607 Jackson Valley Road • Lone, CA 95640-9629

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

gm@theoaksone.com

Agenda - Board of Directors – OPEN SESSION

Wednesday July 10, 2024 - 6:00 pm

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call of Directors
- D. Reading of Meeting Rules
- E. Discussion & Possible Action—Appointment of Director
- F. Open Forum
- G. Results of Executive Meeting
 - a. 7/10/2024 Executive Meeting Hearings and Violations
 - b. 7/10/2024 Executive Meeting
- H. Approval of Minutes:
 - a. 6/12/2024 Open Meeting Minutes
- I. Treasurer's Report
 - a. Discussion & Possible Action – Budget Exception Report
 - b. Acceptance of Financial Statements for June 2024
 - c. 2024 Mid-Year Budget Review
 - d. 2025 Budget Proposal
 - e. Discussion & Possible Action – Set a Reserve target percentage of the Fully Funded Reserve amount.
- J. Solar
 - a. Discussion & Possible Action— Solar Update
 - b. Solar Reserve
 - c. Electric Connection Surcharge
- K. Design Review
 - a. Lot 061
 - b. Lot 106
 - c. Lot 189
- L. Discussion & Possible Action— Fans/Heater for Waiting area for BOD Meetings
- M. Discussion & Possible Action— Exit Gate Repair
- N. Discussion & Possible Action— Water Meter/Parking Lot 180
- O. Discussion & Possible Action— Infrastructure:
 - a. Drainage
 - b. Pond Electrical Trench with access Grates
 - c. Lot C (Dog Park) Fencing
- P. Discussion & Possible Action— Rules & Regulations
 - a. Add No Alcohol in Common Area
 - b. Member Letter
 - c. Parking Enforcement Contract



The Oaks Community Association

5607 Jackson Valley Road • Lone, CA 95640-9629

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

gm@theoaksone.com

- Q. Discussion & Possible Action – Facility Attendant Hours Update
- R. Social Committee
 - a. Discussion & Possible Action – Update
 - b. Discussion & Possible Action – Next Meeting July 19, 2024
- S. 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.
- T. Adjourn Meeting

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 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.