



The Oaks Community Association

5607 Jackson Valley Road • Lone, CA 95640-9629

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

GM@theoaksione.com

Meeting Minutes –Open Session Meeting

Wednesday, April 10, 2024

- A. Meeting Called to Order at 6:10pm by Board of Directors President S. Brown
- B. Directors Present: S. Brown, B. Six, A. Hutson, B. Cammarota, D. Gomez, P. Malone;
Absent without excuse J. Weaver; Present for Staff is Assistant Manager J. Mayo.
- C. Open Forum Comments
 - a. Good Job S. Cook, climate credit more visible on the invoicing.
 - b. A. Hutson brought in a handwritten letter, return address The Oaks Community. Noted that all letters from The Oaks Community Association will be type written.
 - c. Two members commented that they are looking for increased visibility regarding better lot maintenance.
 - d. A member noted that they are disappointed with the removal of the walnut trees along the front. Asked if we intend to plant new trees.
- D. Results of 4.10.2024 Executive Meetings and Hearings
 - a. 4.10.2024 Executive Meetings: Approved 3/13/2024 Meeting and Hearing minutes; Approved payment to vendor to share 50% in burden of loss resulting in Man in the Middle Fraud Case.
 - b. 4.10.2024 Executive Hearing: Approved the Members Not in Good Standing and the Violations. Authorized fines as appropriate.
- E. A. Hutson motioned to approve the 3/3/2024 Regular Meeting Minutes. P. Malone seconded the motion. Motion passed 6-0-0-1.
- F. A. Hutson motions to approve March financials as presented. B. Cammarota seconded the motion. Motion Passed 6-0-0-1.
- G. Solar Update. Work to begin in the solar field April 15, 2024.
- H. Design Review:
 - a. Lot 180: A. Hutson motioned for Manager to confirm with the resident that they are retracting the application. D. Gomez Seconded the motion. Motion Passed 6-0-0-1. All members signed the application as approved.
 - b. Lot 107: P. Malone motioned to approve the Design Review. B. Cammarota seconded the motion. Motion passed 6-0-0-1.
 - c. Lot 060 B. Six motioned to approve the Design Review. P. Malone seconded the motion. Motion passed 6-0-0-1.



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- d. Lot 197: A. Hutson motioned to approve the Design Review. B. Cammarota seconded the motion. Motion passed 6-0-0-1.
- e. Lot 059: A. Hutson motioned to approve the Design Review. D. Gomez seconded the motion. Motion Passed motioned to the Approved Design Review. B. Cammarota seconded the motion. Motion passed 6-0-0-1.

- I. Financial Review Calendar: reviewed. No action needed.

- J. 2024 Project List: Reviewed. No action needed.

- K. Vendor Payment Policy; Noted to add “address on file” on Item 2. B. Six motioned to approve the Board Policy 2024.2 as amended. D. Gomez seconded the motion. Motion passed 6-0-0-1.

- L. Moving the bench update: P. Malone motioned to approve the move update as presented. B. Cammarota seconded the motion. Motion Passed 6-0-0-1.

- M. New IT Monitoring Contract: B. Cammarota motioned to approve as presented the Spark IT contract. B. Six seconded the motion. Motion Passed 6-0-0-1.

- N. Rules and Regulations committee created. Members include A. Hutson, Director; P. Malone, Director; C. Main, Member.

- O. Reviewed Movie selection and Schedule. Recommended movies are acceptable.

- P. Reviewed the Social Committee Calendar. Not comments

- Q. No future agenda items recommended.

- R. B. Six motioned to adjourn the meeting. B. Cammarota seconded the motion. Motion passed 6-0-0-1.

Meeting adjourned 7:10pm

Minutes Approved By:

Ann Hutson

Secretary, Ann Hutson (signature)

6/10/2024

Date