



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, May 8, 2024

- A. Meeting Called to Order at 6:00pm by Board of Directors President S. Brown.
- B. Directors Present: P. Malone, D. Gomez, B. Cammarota, A. Hutson, B. Six, S. Brown.
Absent without excuse J. Weaver. Staff Present General Manager S. Cook.
- C. Open Forum:
 - a. Member mentioned that there was no reminder signage regarding the Wednesday Aces Cleanup
 - b. Member mentioned that he would like to see added a lights category to the Lot Beautification Program
- D. Items being added to the agenda - 2 Design Reviews (lots 047 and 059) Also topic to stock fishing pond with fish.
- E. Results of Executive Meeting and the Executive Violations and Suspensions Hearings:
 - a. Executive Meeting: The Minutes were approved as amended.
 - b. Executive Violations and Suspensions Hearings: There were no disputes. The Reports were approved.
- F. Minutes: It was noted that the Minutes presented are incorrect. Correction required an attendance is J. Weaver change to Absent without excuse. A. Hutson Motion to approve the minutes as amended. P. Malone seconded the motion. Motion passed 6-0-0-1.
- G. Treasurer's Report:
 - a. Budget Exception: GM explained the color block on the report. No other questions regarding the report.
 - b. B. Cammarota motioned to accept the April 2024 financial reports as submitted. D. Gomez seconded the motion. Motion passed 6-0-0-1.
- H. Solar Update:
 - a. Solar project is progressing, and construction is in the beginning phase. The billing statement is being redesigned so that members can begin to see their usage and how it compares to what the solar allotment is. The location was modified from the proposed statement, A. Hutson motioned to approve the new billing statement. P. Malone seconded the motion. Motion passed 6-0-0-1.
 - b.
- I. Design Review
 - a. Lot 146: B. Cammarota motioned to approve the design review for a new roof and new landscaping. B. Six seconded the motion. Motion passed 6-0-0-1.



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- b. Lot 174: P. Malone motioned to approve the design review for a new roof. D. Gomez seconded the motion.
 - c. Lot 059: A. Hutson motioned to approve the design review for a new roof. B. Cammarota seconded the motion. Motion passed 6-0-0-1.
 - d. Lot 047: B. Cammarota motioned to approve the design review to add a concrete runner at the perimeter of the home for the wood siding to rest on so it is not in direct contact with the dirt, reducing the risk of damage. P. Malone seconded the motion. Motion passed 6-0-0-1.
- J. 2024 Budget Project list update.
- a. The pool is in its finishing phases. Waiting for a final fix on the anti-entrapment device and lighting.
 - b. We are beginning to work on the landscaping in the front corner adding rock and a design.
- K. Rules and Regulations committee Met on 5/1/2024 and worked on amending the Rules and Regulation.
- a. Changes include:
 - i. Page 1 General Rules: Removing the words “no more than” as they are redundant. Will read “must be registered within 30 days,”
 - ii. Page 2 and 3: Vehicles and Parking: modifying the term “guest parking” to “overflow parking” also changing from Two to ONE Vehicle per household and removing “Moving a vehicle...” in the section regarding parking for not more than 72 hours.
 - iii. Page 3 Pets: changing that “dogs” must be licensed by Amador Animal Control.; Dogs and Cats current on vaccinations and registered with The Oaks. Also including that per the CC&R’s 3 chickens are allowed in coop- not free range and NO ROOSTERS.
 - b. B. Cammarota motioned to approve the Rules and Regulations as amended. D. Gomez seconded the motion. Motion passed 6-0-0-1.
 - c. Discussed offering an “extended parking pass” for residents that may occasionally require more than 72 hours in a space.
 - d. The approved Rules and Regulations will be mailed to the membership in August for input.
- L. 2025 Budget Committee was scheduled to meet on 5/10/2024. A. Hutson offered to act a alternate for the committee. Meeting needs to be rescheduled.
- M. Social Committee Update- Movie Selection should be decided by the Social Committee. No comments on the presented calendar.



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- N. It was agreed that the Yard Sale should be rescheduled as it was rained out on the scheduled date.
- O. P. Malone motioned to approve stocking the fish as presented (100- 2' Largemouth Bass, 200- 2-3" bluegill and 1,000 Mosquito Fish) with a budget of \$1,000 to include fish feed and a dispenser. D. Gomez seconded the motion. Motion passed 6-0-0-1.
- P. Future agenda Items:
- a. Potential to work with owners and a landscaping company.
 - b. Providing authority to GM to preapprove some design review so member can begin work prior to official approval at the next Board meeting.
 - c. Looking into the possibility of adding additional street parking on The Oaks Side of Jackson Valley Road.
- Q. B. Six motioned to adjourn meeting. B. Cammarota seconded the motion. Motion passed 6-0-0-1.

Meeting adjourned 7:49pm

Minutes Approved By:

Secretary, Ann Hutson (signature)

Date