

OAK HILLS HOMEOWNERS ASSOCIATION
Board Meeting Minutes
January 10, 2018

Board members Present: Renate Harvey, Cathy Garza, Peggy Scoggin, Rod Karg,
Tom Dominy, and Jackie Lonero

Cathy called the meeting to order at 7:01 pm

1. Establishment of Quorum
 - a. Quorum was established.
2. Agenda:
 - a. Approval - Tom motioned to accept the agenda as presented. Renate seconded the motion. A vote was taken and the motion passed.
3. Minutes:
 - a. Approval for 12-13-2017 Board Meeting Minutes – Tom motioned to accept the December 13, 2017 Board Meeting Minutes. Renate seconded the motion. A vote was taken and the motion passed.
4. Open Forum/Comments:
 - a. Pete thanked the Board on their condolences to the loss of their daughter.
5. Correspondence:
 - a. The Board received an e-mail from a homeowner asking about the progress of the landscape committee and questioned cars that park on the street. Cathy responded to the e-mail.
6. Reports:
 - a. Budget/Utility Report – Steve
 1. Steve presented the Monthly Budget report for December 2017. Peggy motioned to accept the November Monthly Budget Report as presented. Tom seconded the motion. A vote was taken and the motion passed.
 2. Utility Report presented.
 - b. Administrative Report – Steve
 1. Steve reported that he has installed the locking drop box for HOA Dues.
 - c. Maintenance – Pete
 1. Pete reported that the hot tub is running okay. Pete reported that the pump room door frame is pulling apart from the wall. He requested to get bids to replace the door and door frame.
 2. Pete to replace some of the coat hooks and asked the Board for their preference in style.
 3. Pete reported 2 more pimples in the tennis court bringing the count to about 11. Tom will call contractor to address issue. Pete also reported that fireworks were let off inside the tennis courts which left burn spots on the courts. He said he was able to clean off the spots.

d. Greenbelt – Rod

1. No report at this time. Renate asked if Rod missed marking the big stump at the corner of Maul Oak and Charter. Rod will confirm.

7. Committee Reports:

a. CC&R

1. Cathy reported that they are ready to be sent out once the By-Laws are completed. Renate made a motion to add a stipulation on short term rentals in the CC&Rs. Peggy seconded the motion. After discussion, the motion will be deferred until proper language is presented to the Board.

b. Landscaping Committee

1. Rod passed out bids for grinding stumps along Charter Oak. Rod motion to accept the stump grinding from Paradise Landscaping for \$2,993. Tom seconded the motion. After discussion, a vote was taken and the motion passed.
2. Rod requested help to plant oak trees this Saturday. Rod requested authorization to purchase bags of potting soil to not exceed \$100. Tom seconded the motion. After discussion, a vote was taken and the motion passed.

c. ByLaws

1. Cathy reported that the By-Laws have been updated and will be sent to the lawyer for review.

d. Basketball Court

1. No update.

8. Old Business:

a. Recreation Center Walkthrough

1. Rod reviewed the action items from the Recreation Center Walkthrough with the Board.
2. Rod passed out bids for the branch removal from 6 trees within the recreation area. Rod motioned to us AB Tree Service for \$900. Tom seconded the motion. After discussion, a vote was taken and the motion passed.
3. Cathy asked Pete for an estimate to replace the 4 rusted wire grids on the play structure.
4. Rod is looking to get a bid on cleaning the tiles at the water level in the pool.
5. Tom got an estimate to enclosing the outdoor shower and use as a storage and repairing the concrete threshold at the spa entry. After discussion, the Board rejected the bid.
6. Rod get a bid to paint the spa benches and the parking lot get. Tom motioned to accept the bid from Dale Pearson for \$1,265. Rod seconded the motion. After discussion, a vote was taken and the motion passed. Pete will coordinate closing of the hot tub during the work.
7. Cathy has looked for drinking fountains. Per county, drinking fountain is not required. Rod motioned to remove existing fountain. Renate seconded the motion. After discussion, a vote was taken and the motion passed.
8. Cathy will be getting recommendations for repairing the divots in the pool and spa. After discussion, the repairs will be put on hold since there is no safety concerns.
9. Renate is currently looking into new pool furniture and has a catalog on order.
10. Shed clean out is scheduled for 2/17 at 9am.

b. Locking Drop Box

1. See Steve's report above.

9. New Business:

a. By-Laws

1.

b. Annual Meeting Location

1. The Board discussed the location for the annual meeting. Tom motioned to have the annual meeting at the Prunedale Library. Jackie seconded the motion. After discussion, a vote was taken and the motion passed.

10. Adjournment

a. Next Meeting Date – February 14, 2018, 7pm Prunedale Library Community Room.

b. Meeting was adjourned at 8:36 pm

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