

OAK HILLS HOMEOWNERS ASSOCIATION  
Meeting Minutes  
October 11, 2017

Board Members Present:	Tom Dominy
Rod Karg	Cathy Garza
Beenal Amin	Peggy Scoggin

Cathy called the meeting to order at 7:05 pm.

1. Establishment of Quorum (5)
2. Approval of Agenda – Tom motioned to accept the agenda as amended. Peggy seconded the motion. A vote was taken and the motion passed.
3. Board Items
  - Minutes of September 13, 2017 Board Meeting – Peggy motioned to accept the September 2017 minutes as presented. Beenal seconded the motion. A vote was taken and the motion passed. One abstain.
  - No September 2017 Budget Report presented. Tabled until next month. No utility report presented.
4. Open Forum / Comments
  - Gerald Gifford presented information re CSA 45 and updated status of CSA. They have possible openings for board members. Re: COB damage @ Pool house... Other projects are a priority and there is very limited funds available. Prop 218 – possible to use to allocate more funds, however would increase CSA 45 assessments. Suggestion to remove trees from COB pool house to alleviate road damage. Other updates on public projects ie: storm damage/sinkhole on Cathedral.
5. Correspondence
  - None
6. Reports
  - Budget/Utility – Deferred until next month.
  - Admin Report – Steve on vacation. Cathy fill in - Fidelity Insurance in effect for Surety Bond. New Vonage system is up and running. Spa chipping is covered under warranty and will be repaired accordingly. Cal fire to come out Oct 16, not likely, with current wildfire situation. Inner pool gate not closing properly.
  - Maintenance report. See admin report plus... Cathy is filling in for Pete.
  - Greenbelt – Storm damage cleanup still needed. Communication issues with Paradise, work not completed as planned. Paradise requesting payment, some work not completed, however work not completed not included in bid. New bid for additional work. Cost \$750 to finalize current work. More work still needed. Rod motioned to approve payment to Paradise for additional work, Tom seconded –

Discussion - Peggy added that Trefoil homes request some cleanup of greenbelt between Arrowleaf and Trefoil. Vote taken – all approved.

## 7. Reports

- A) CCR finalized, and being prepared for mailing to membership.
- B) Landscape policy letters – approx. 25-30 sent out, most complied. Scheduling hearings. Rod wants to schedule for mid November. Steve returns on 27-hearing to be schedule 10 days later – Dates between Nov 14-18 to be planned. Meeting scheduled for November 15 – 6:30PM – Location to be determined (likely at Prunedale Library).
- C) By-laws – Rich – No significant updating. Trying to narrow down by-law standing committees to include in by-laws.
- D) No update on basketball court committee
- E) Tabled until Executive committee meeting.
- F) Reserve study fund update – Peggy – Rod questioning amount on Sandbur Reserve – Also tennis court replacement amount – basis of future costs of tennis court replacement does not seem to factor inflation costs. Would like verification on some issues. Deferred until next month.

## 8. Old Business

- A) No update on fencing or signing,
- B) No update on Auto chemical dispenser
- C) Annual picnic – Renate was very pleased with the outcome. Gary suggested maybe planning earlier by a month to give more time to prep.
- D) Parking lot gate closure at night – Volunteers needed – Suggestion for more local volunteers and neighborhood watch.
- E) Parking lot gate painting. Tom moves to direct Steve/Pete to get bids prior to next meeting for painting of parking lot gate, benches in the spa bathroom areas. Rod seconds to motion to get bids. Discussion – none. All in favor.
- F) See E)
- G) Pool coverage – Cathy reporting on duties filling in for maintenance while on vaca. Many issues have come to light. Full report in exec committee meeting.
- H) Annual Budget – Peggy motioned to accept 2018 budget as presented, Tom seconded the motion – Discussion – Minor discussion supporting increase. Possibility of renaming the Special Projects fund to something else. Vote – 5 yes, 0 no, 0 ab.

## 9. No new business

## 10. Adjournment 8:41P