

Oak Hills Homeowners Association
Monthly Board Meeting
July 10, 2024

1. CALL TO ORDER

Vice President Jackie Lonero called the meeting to order at 7:01PM.

2. ROLL CALL

Board Members

Barbara Gulley, President (Absent)

Jackie Lonero, Vice President

Rod Karg, Secretary (Absent)

Nathalie Hendricks, Treasurer

Fernando Munoz, (Absent)

Roy Ray, Member at Large

Javier Hernandez, Member at Large

3. APPROVAL OF AGENDA & MINUTES

A. The Agenda for tonight's meeting was approved.

B. The Minutes of the June 12, 2024 Board Meeting were approved.

4. OPEN FORUM

A. Homeowner would like to take over the landscaping on Scarlett Oak (New Business 'B.').

5. CORRESPONDENCE

A. Pool Access requests are consistent.

B. Incident at pool reported by Homeowner.

C. Landscape Policy Proposal feedback.

6. EXECUTIVE ACTIONS

A. Warning letters will be sent to homeowners that allow access to the Rec Center to people without a key.

B. Merit increase for part-time weekend employee approved.

7. REPORTS

A. Admin - Greenbelt newsletters will go out a total of 6x per year. Articles will be requested at the beginning of the month for each edition to allow time to be reviewed by the Editor, printing and mailing. Pool Key requests are consistent.

B. Maintenance - Jackie reports maintenance positions are doing well.

C. Greenbelt - Cal-Fire has weed whacked behind the fences. Cal-Fire was unable to chip branches in the area east of Arrowleaf due to the ground being wet. Bids have been submitted for the chipping and the removal of the bush behind Sandbur.

D. Landscaping - Area along Charter Oak was not mowed on July 3 - Jackie followed up with Paradise; the worker became ill and work was finished another day.

E. Financials - Transition in progress. Nathalie is to take a HOA class to manage documents more effectively. The May financials were ok but some areas are overspent. The Reserve Study

walk-thru is scheduled. Review of the loan for the driveway on Sandbur underway. Parcel maps sought for parcel review. 2023 taxes have not been filed. A new CPA is sought. Cost analysis on pool supplies concluded.

8. **OLD BUSINESS**

- A. Project for Security Gate for tennis courts and playground – Deferred to next meeting.
- B. Proposed Landscaping Policy revision – 28 days not concluded yet.
- C. Proposed pool policy revision – Still under revision due to current events at pool impacting revision.
- D. Zoom Usage Review – New updated report comparing Board member usage to Homeowner usage to be drafted for further review.

9. **NEW BUSINESS**

- A. Incident Report Revision – Discussion of what would need to be included and how emergencies would be met using the form.
- B. Scarlett Oak Access Path – Woodchips are desired by homeowners on Scarlett Oak. Homeowners would like to continue to grow food without being affected by Round Up.
- C. Bids for chipping and removal of large bush behind Sandbur – Motion to accept the bid from El Gabilan to do the chipping and remove the bush behind Sandbur for \$1275 was approved.

10. **ADJOURNMENT** 8:06 PM by Jackie

The next monthly Board meeting is scheduled for **August 14, 2024**, at 7:00pm at the **Prunedale Library**.

(Draft pending Board approval at next meeting)