

Oak Hills Homeowners Association
Monthly Board Meeting Minutes – Open Session
October 23, 2024

1. CALL TO ORDER

President Barbara Gulley called the meeting to order at 7:01PM.

2. ROLL CALL

Board Members

Barbara Gulley, President

Jackie Lonero, Vice President

Rod Karg, Secretary

Nathalie Hendricks, Treasurer

Fernando Munoz, Member at Large (Absent)

Roy Ray, Member at Large

Javier Hernandez, Member at Large (Absent)

3. APPROVAL OF AGENDA & MINUTES

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

B. The Minutes of the September 11, 2024 Board Meeting were approved.

4. CORRESPONDENCE

A. Requests for Annual Document Delivery responses.

B. Landscape Violation Responses.

C. Pool Key Inquiries.

D. Playground equipment question regarding missing piece on structure.

E. Call regarding garbage incident.

F. Homeowner concerned about leaves on property.

5. EXECUTIVE ACTIONS

A. Homeowner cleaned up property after county action.

B. Homeowners with large dues balances will be sent a letter.

C. Letter sent to homeowner for failure to complete construction in a timely manner.

D. Letter will be sent to owner regarding corner of fence built on OHHA property.

E. Expenditure for legal advice approved.

6. REPORTS

A. Admin –Greenbelt articles sought, doggie bag report.

B. Maintenance –

a. Circulation pump going out on hot tub. Jackie will pick up a new pump, Eric will install.

Motion to approve \$1800 to allow for warranty and purchase of new pump approved.

b. Repurposing of old outdoor shower discussed.

c. Maintenance Project List will be sent to the Board. Feedback requested.

C. Greenbelt & Landscaping –

a. Paradise is taking good care of landscaping.

b. Ground squirrel invasion on Greenbelt & Timothy discussed.

D. Financials –

a. August Financial report was received and reviewed by Jackie Lonero and Roy Ray.

b. Home Depot credit card closed; maintenance is using a reloadable gift card.

c. Debit card being used by admin is in a board member's name due to the need for a soft

credit check.

- d. Double approval for invoice approval going well.
- e. Final Reserve Study has been sent to Board.
- f. Budget draft sent to Board.
- g. Motion to approve the 2025 Budget was approved.
- h. Audit for 2024 in process.
- j. Bill from former CPA waived for a savings of \$1972.
- k. Document Management in Wix discussed.

7. **OLD BUSINESS**

A. OHHA Annual Picnic - \$1500 of \$2000 budget was spent, \$500 spent on reusable supplies. 70-ish homeowners attended.

B. Rec. Center Landscaping Project – River rock to be installed 2 feet wide across the front of the rec. center. Estimate of \$3900 was received. New estimates sought or new plan using Homeowner volunteers.

C. Proposed Park Policy Revision – The Policy was sent to the Board, the number of guests allowed was discussed. No parties will be allowed for the remainder of the year and tabled for 2025.

D. Scarlet Oak Access Path – Signs desired at front of each access path. Location, numbers and sign description discussed. Homeowner will be allowed to leave the rock as is.

E. Pickleball – Currently we have 2 courts striped for pickleball and 2 tennis courts with the possibility of 1 more pickleball court desired. Eric will paint pickleball lines on a third court.

F. Gate and Barbwire fence along 156 – 3 strands of barbwire need to be installed on the newly installed sections and fence breaks need to be repaired in the old sections. Bids to repair and install the barbwire will be sought. Pedestrian gate discussed.

G. Wind guard around pool – Deferred to next meeting.

H. Securing the Tennis Courts & Playground – Welder's bid to secure both gates came in at \$1700, well under the \$2500 approved budget. Project will move forward with trenching to begin soon.

8. **NEW BUSINESS**

A. Tree Bids – Motion made to approve El Gabilan's bid for \$3375 to trim 6 Oak and 1 Eucalyptus trees in the playground and along Charter Oak. Motion approved.

B. Private Drives – Funding of maintenance of the 4 private drives discussed. The method of funding the private drives is written into the CC&R's. Any change would require an amendment to the CC&R's. No further action at this time.

9. **Public/Board Comment** – none

10. **ADJOURNMENT** 8:37pm by Barbara

The next monthly Board meeting is scheduled for **November 13, 2024**, at 7:00pm at the **Prunedale Library**.