

Oak Hills Homeowners Association
Monthly Board Meeting Minutes – Open Session
August 14, 2024

1. CALL TO ORDER

President Barbara Gulley called the meeting to order at 7:04PM.

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 July 10, 2024 Board Meeting were approved.

4. CORRESPONDENCE

A. Pool Access requests are consistent.

B. Title Co. requests for CC&Rs.

C. Tiny home inquiry.

D. Maintenance request for spa.

C. Party requests

E. Key delivered to tenant after homeowner agreement delay.

5. EXECUTIVE ACTIONS

A. ARC Application management process changed to allow for timelier responses.

B. New hire of P/T pool maintenance relief person approved.

C. Vendor change for maintenance supplies approved.

6. REPORTS

A. Admin – Report on articles for upcoming Greenbelt. Black mailbox at pool to be turned into Lost & Found.

B. Maintenance - Jackie reports maintenance lists were sent to Board for review. Gate discussed.

C. Greenbelt – Applications to remove the eucalyptus trees on Sandbur submitted. 4 eucalyptus trees total will be requested using the application process through Supervisor Church's office. Trimming on corner of Bluestem & Charter Oak also desired, estimate will be sought first.

D. Landscaping – Proposal for river rock at rec center deferred to next meeting. Properties effected by change in landscaping at the west end of Charter Oak were discussed more research is needed -deferred to next meeting.

E. Financials –

A. Reserve Study draft has been sent to Board.

B. New CPA sought; motion to approve Alan & Cook, CPA quotes for taxes & review for the year 2023 for \$2400 taxes & audit for the year 2024 for \$3500, were approved.

C. Budget work for 2025 in progress and will be published by December 1, 2024.

D. Motion was made to lower the cost of our Worker's Compensation Insurance provider by approving a new quote of \$1037, saving us \$669 a year, was approved.

E. General Liability Insurance has increased due to a claim, it was \$7,235 and will be \$10,874.

F. June Financial report was received and reviewed by 3 Board Members.

G. A new plan for OHHA document management is sought.

7. OLD BUSINESS

A. Project for Security Gate for tennis courts and playground – Motion to approve Stages 1 & 2 in the amount of \$4,000 to be completed this year (2024) approved. Motion to approve Stage 3 in the amount of \$8,000 to be completed in 2025 approved.

B. Proposed Landscaping Policy revision – 28 days concluded; Homeowners petitioned the proposed updates. A 9am town hall meeting at the pool on 8/17/24 is scheduled to discuss and reach a compromise.

C. Proposed pool policy revision – Deferred to next meeting.

D. Zoom Usage Review – New Zoom user report shows majority of Zoom users are Board members only. A survey will be sent to Homeowners regarding their interest in keeping Zoom available for Board meetings.

8. NEW BUSINESS

A. Meeting with Homeowners for Proposed Landscaping Policy revision 8/17- Set for 9am at pool.

B. OHHA Annual Picnic – Picnic volunteers needed. Food items discussed.

C. Escrow Documentation Processing Fee - Deferred to next meeting.

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

E. Rec Center Landscaping Project – Please refer to item 7b above.

9. OPEN FORUM

A. Homeowner would like to know if there is access to Meridian Road without accessing Hwy 156.

B. Concern over size of new Lost and Found Box, idea to turn it into a comment box.

C. Ex Com Agenda publishing concern.

D. Financial Review statement must include that it has been received and reviewed by at least 2 Board members.

E. Position of Public Comment in Agenda concerns.

10. ADJOURNMENT 8:50pm by Barbara

The next monthly Board meeting is scheduled for **September 11 2024**, at 7:00pm at the **Castroville Library**.

(Draft pending Board approval at next meeting)