

OAK HILLS HOMEOWNER'S ASSOCIATION
Board Meeting Minutes
Aug 11, 2021

Board members Present: Tom Dominy, Rod Karg, Fernando Munoz,
Dana Suverkrop, Mike Kelly and Todd Fridey

Tom called the ZOOM meeting to order at 7:07 pm.

1. Establishment of Quorum (5):
 - a. A Quorum was established.
2. Agenda:
 - a. Approval of Agenda – Motion to approve agenda. Rod/Dana. Motion carried.
3. Minutes:
 - a. Approval of July 14, 2021 Regular Session Minutes. Motion to approve July 11, 2021 Regular Session Minutes. Rod/Dana. Motion carried.
 - b. Executive meeting, no quorum.
4. Public/Board Comments
 - a. Tom asked Fernando to come up with wind block options for pool fence for next meeting.
5. Correspondence:
 - a. The Board received an email from non-residence asking for access to pool. Several Board members replied back stating the access is only for our HOA residents.
6. Reports:
 - a. Maintenance
 1. Todd recommended an automatic chemical feeder for both pool and spa. Parts and supplies are ease to come by. Todd motion to purchase 2 Rola-Chem chemical feeders for \$1800 each, no more than \$4000 total. Rod seconded the motion. After discussion, a vote was taken and the motion passed.
 - b. Budget/Utility Report
 1. The monthly Budget report for July 2021 was presented. Rod motioned to accept the Budget report as presented. Todd seconded the motion. After discussion, a vote was taken and the motion passed.
 - c. Financial Report Review
 1. Rod and Tom attested that they have reviewed the July 2021 financial documents and reports.
 - d. Administrative Report -
 1. Steve reported that he just received the Reserve Study update forms from Golden Consulting.
 2. Steve reported that even though the bridge antennas were able to make a connection, the signal strength was too poor to provide a solid connection. Will need to relocate the bridge.

3. Steve reported that the financial review has been completed and posted to the web site. He will put a notice in the Greenbelt directing homeowners to the website if they wish to read it.
- e. Greenbelt - Rod
 1. Rod presented 2 proposals for trimming 3 trees along Charter Oak. Rod motion to accept the bid from El Gabilan of \$1,975 to trim 3 trees and haul away debris. Mike seconded the motion. After discussion, a vote was taken and the motion passed.
 2. Rod reported that there was a landscaping hearing meeting on Aug 9 but the homeowner did not show.
8. Old Business
 - a. New rules and Policy for regulation of tennis courts signage update.
 1. Dana reported that Steve has two signs that need to be mounted/posted at the tennis court gates. Dana will mount the signs.
 - b. Architectural Review Committee Report.
 1. Dana reported that the committee meeting will be rescheduled for Aug 24th.
 - c. Picnic Update
 1. Tom reported on food options for the Picnic on Sept 18th. Fernando reported on options for food (Sandwiches). Dana made a motion to keeping this event with the current COVID conditions. Fernando seconded the motion. After discussion a vote was taken and the motion did not carry; and there will be no picnic. Mike motioned to pay the face painting lady her deposit that was promised to her. Todd seconded the motion. After discussion, a vote was taken and the motion passed.
 - d. Change Maintenance Position Title
 1. Job title will stay the same.
 2. The Board discussed printing postcards for soliciting for the maintenance job. Rod motioned to send the postcards to the entire Oak Hills. Mike seconded the motion. After discussion, a vote was taken and the motion passed. Rod moved to approve the mailing cost to mail the post cards to the entire Oak Hills. Mike seconded the motion. After a vote, the motion carries.
 - E. Greenbelt Ideas and Proposals
 1. Tom reported that he and Rod walked to greenbelt and to see what would be needed for a walking path. Tom suggested wood chips to define the walking path. Tom will present a cost proposal at the next meeting.
9. New Business:
 - a. Playground Upgrades, lawn, gopher holes and new sand around playground.
 1. Rod discussed with the Board what could be done with the lawn around the playground that is not getting water as well as many gopher holes. Rod requested input from the Board. The Board will meet on Aug 21st at 9am at the playground to discuss options.

Adjournment – The meeting was adjourned at 8:12 PM. Tom/Mike
Next General Meeting Date – September 8, 2021 via ZOOM, 7:00 pm