

**Oak Hills Homeowners Association**  
**Monthly Board Meeting**  
**June 12, 2024**

**1. CALL TO ORDER**

President Barbara Gulley called the meeting to order at 7:02PM.

**2. ROLL CALL**

Board Members

Barbara Gulley, President

Jackie Lonero, Vice President

Rod Karg, Secretary

Nathalie Hendricks, Treasurer (Absent)

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 May 8, 2024 Board Meeting were approved.

**4. OPEN FORUM**

A. Homeowner said the mowing of the Greenbelt has looked better. Suggested colored pegs to guide the mowers in the area. Homeowner also concerned there is too much going on behind the scenes in the closed session meetings.

**5. CORRESPONDENCE**

A. Pool Access requests are consistent.

B. Homeowner would like to use the pool for a party of 9 kids with no agreement.

C. Realtor asking if an address on Oak Hills belongs to our HOA.

D. Homeowner does not want to sign agreement for renters.

E. Numerous party requests

F. Incident at pool reported by Homeowner.

**6. EXECUTIVE ACTIONS**

A. Homeowners with continuous landscaping violations. Homeowner in bankruptcy.

B. Javier Hernandez and Roy Ray appointed to the Board of Directors. Javier Hernandez was appointed as chair of the ARC committee.

C. 2 homeowners fined and key card access to the Rec center suspended for Spa violations.

D. . Paint colors for homeowner approved.

**7. REPORTS**

A. Admin -Greenbelt articles are being sought. Tennis book concern. New Board onto website.

B. Maintenance - Jackie has taken over management of maintenance employees.

C. Greenbelt - Mowing complete. CalFire is present and will continue for 7 days. Trimming and limbing up trees has begun. A water issue coming from behind Clover Trail has been recognized.

- D. Landscaping - Jackie withdrawing from Landscape Committee. Roy to join.
- E. Financials - Report has been sent out.

**8. OLD BUSINESS**

- A. Memorial Day Ice Cream Social – Claire organized. Budget was less than \$60. 25 people came by.
- B. Pool House Bulletin Boards – Plexiglass replacement discussed. Painting the framework discussion.

**9. NEW BUSINESS**

- A. Proposed Landscaping Policy revision – Motion made to send the draft of the new Landscaping Policy to Homeowner's for a 28 day period for feedback. Motion was carried.
- B. Proposed pool policy revision – Motion to send the draft of the Pool Policy to Homeowner's for a 28 day period for feedback. Motion was carried.
- C. Zoom Usage Review – Discussion of who uses Zoom, when and where it is needed and if it is effective for our monthly meetings.
- D. Got Gopher Process – A thorough narration of the Got Gopher process was presented by Rod.
- E. K9 Dispensers + K9 Trash Can – New dispensers and cans for the dogs in the neighborhood will be purchased, the same as the current ones in use.

**10. ADJOURNMENT** 8:40 PM by Barbara

The next monthly Board meeting is scheduled for **July 10, 2024**, at 7:00pm at the **Prunedale Library**.

(Draft pending Board approval at next meeting)