

OAK HILLS HOMEOWNERS ASSOCIATION
Board Meeting Minutes
August 12, 2020

Board members Present: Tom Dominy, Rod Karg, Renate Harvey, Barbara Gulley, Dana Suverkrop
Mike Kelly, Fernando Munoz

Tom called the ZOOM meeting to order at 7:01 pm.

1. Establishment of Quorum (7):
 - a. A Quorum was established.
2. Agenda:
 - a. Approval of Agenda – Motion to approve agenda. Rod/Barbara. Motion carried.
3. Minutes:
 - a. Approval of July 8, 2020 Regular Session Minutes. Motion to approve July 8, 2020 Regular Session Minutes. Rod/Barbara. Motion carried.
 - b. Approval of January 8, 2020 Executive Session Minutes. Motioned to approve the Executive Session minutes for January 8th. Rod/Barbara. Motion carried.
4. Public/Board Comments
 - a. Tom introduced Fernando Munoz as new Board member.
 - b. Barbara asked Tom about motions being made via email prior to the board meeting. Tom said it is for the ease of taking minutes, efficiency of running the board meeting and letting Board members review the proposed motion prior to the meeting.
 - c. Homeowner asked the Board about rent signs on 156 and RV's in the neighborhood. She also commented on food trucks in neighborhood and dogs off leash. Also asked about cameras at 156 and Cathedral Oak.
5. Correspondence:
 - a. Steve reported he had a complaint about a neighbor idling their loud motorcycle on a Sunday morning.
 - b. Tom received an email from homeowner regarding wasps by pool fence.
 - c. Jim Wrona, former board member, has resigned from the Board and moved. Tom presented him with a certificate of appreciation and plaque. Tom presented Cathy Garza a certificate of appreciation and plaque for her years of service on the Board.
 - d. Homeowner asked about dog signs stating fines for dogs off leash. The Board decided no further action at this time.
 - e. Tom received call from Election office. They are looking for a voting precinct. Option to hold in parking lot with tents. Tom polled the Board members on their thoughts. Tom will get back with Election office and continue discussions.
6. Reports:
 - a. Maintenance
 1. Tom reviewed the monthly maintenance report with the Board and completed projects. Barbara recommended that Mitch join the Board meeting next month.
 - b. Budget/Utility Report

1. The monthly Budget report for July 2020 was presented. Both Renate and Rod reviewed the Budget Report. No Objections to the reports, they are accepted.
- c. Reconciliation Report
 1. Renate and Rod attested that they have reviewed the July 2020 Bank Reconciliation reports.
- d. Administrative Report -
 1. Steve reported that 196 ballots (73%) have been received for the CC&R and By-Law voting.
 2. Steve reported that he is still trying to get in touch with Cal Am Water to mark their sewer drain covers in the greenbelt.
 3. Steve reported that the Reserve CD at Wells Fargo will mature on September 1, 2020. He is looking at other banks to see what their rates are. Current rate for CD was .15%
- e. Greenbelt - Rod
 1. Rod reported Cal Fire completed their chipping their brush.
 2. Rod reported that trees have been planted behind 9665 Oracle Oak.
 3. Rod completed a survey of the trees surround the homes in Oak Hills and there are about 8 large trees that will have to be removed over the next 2 years.
- f. Executive Sessions Actions
 1. Approval to hire Mitch Lemus to fill the Maintenance position.
 2. The Board approved to accept Adams Pool Solutions proposal to repair and re-plaster both pool and spa and any additional items on the contract for agreed price of \$19,400 plus permits.
7. Committee Reports:
 - a. Landscaping – Rod
 1. Rod presented proposals for pruning 5 trees along Charter Oak and removal of 2 dying trees. Rod entertained a motion to accept the bid from AB Tree Service for \$3,525. Rod motioned, Barbara second. After discussion, a vote was taken and the motion passed.
 2. Rod thanked Bill Harvey for repairing sprinklers and now they are all working. Rod recommended adding 4 more sprinklers to fill in the dry areas for about \$120 in materials and labor.
 - b. Personnel
 1. Barbara reported that the weekend position still is open but hiring is on hold until further notice due to the pool still being closed.
 2. Barbara asked if any board members would like to take over being the chair of the Personnel Committee.
8. Old Business
 - a. CCR's/Bylaws Ballots
 1. Steve gave the ballot return info in his report. Tom would like to see 250 ballots turned in prior to counting. Dana suggested he and Tom go over the list of non returned ballots.
 - b. Pool/Spa
 1. Rod reported Adams Pool came out to replace the caulking around the pool. Only caulking replaced was around the coping only and not entire pool deck. Rod will get in touch with Adams Pool to resolve issue.

C. Bids to replace spa heater

1. Rod moved to accept the bid from HydrotechS Pool and Spa to replace the heater for \$3,140.49. Mike second the motion. After discussion, a vote was taken and the motion passed.
2. Bids to change out spa circulation pump, install new circulation pump for pool and re-plumb the pool filters. Steve presented an initial bid from Leslie. After discussion, Steve will talk to Leslie to refine and clarify the bids.

9. New Business:

a. Restrictions Committee

1. Tom asked for a Board member to chair this committee. Dana, Mike and Jerry Gifford would like to join committee.

b. Pool Opening Guidelines

1. Tom discussed the requirements to open the pool. He would like to have a committee to recommend to the Board on what to do. Mike, Fernando, Michelle McLeod and Tom volunteered to be on the committee.

c. Railroad ties/dirt barriers by parking lot replacement

1. Tom discussed the replacement of the railroad tie retaining wall to be replaced by the parking lot gate. Rod suggested to remove most of the ties and leave the rest. Mitch will be directed to remove the top ties and ties by the street.

d. RV vehicles parked on streets

1. Dana was asked by a homeowner about an RV parked on the street. Dana looked into the issue about RV, Boat and Travel Trailers left on the street. There is a link on the Monterey County site to address these issues. Dana said there will be an article in the next Greenbelt regarding this issue. The web site will be updated with the necessary information.

Adjournment – The meeting was adjourned at 8:16 PM.

Next General Meeting Date – September 9th via ZOOM, 7:00 pm

Minutes submitted by:

Barbara Gulley – Secretary

Date