

OAK HILLS HOMEOWNER'S ASSOCIATION

Board Meeting Minutes

July 13, 2022

Tom Dominy called the ZOOM Meeting to order at 07:05 pm

1. Establishment of Quorum (4):

- a. A Quorum was established with the following members: Tom Dominy, Rod Karg, Dana Suverkrop, Fernando Munoz, Todd Fridey, and Cerisa Skinner

2. Agenda

- a. Approval of Agenda – Motion to approve (Todd), seconded (Rod). Motion carried with 6 Ayes: Tom, Rod, Dana, Fernando, Todd and Cerisa.

3. Minutes

- a. Approval of June 8, 2022, Executive Committee Minutes – Motion to approve (Todd), seconded (Fernando). Motion carried with 6 Ayes: Tom, Rod, Dana, Fernando, Todd and Cerisa.
- b. Approval of June 30, 2022, Executive Committee Minutes – Motion to approve (Todd), seconded (Fernando). Motion carried with 6 Ayes: Tom, Rod, Dana, Fernando, Todd and Cerisa.

4. Election of Officers

- a. President
Motion to elect Tom Dominy to the office of President for the term of one (1) year (Fernando), seconded (Dana). Motion carried with 6 Ayes: Tom, Rod, Dana, Fernando, Todd and Cerisa.
- b. Vice President
Motion to elect Fernando Munoz to the office of Vice President for the term of one (1) year (Tom), seconded (Todd). Motion carried with 6 Ayes: Tom, Rod, Dana, Fernando, Todd and Cerisa.
- c. Treasurer
Motion to elect Rod Karg to the office of Treasurer for the term of one (1) year (Tom), seconded (Cerisa). Motion carried with 6 Ayes: Tom, Rod, Dana, Fernando, Todd and Cerisa.
- d. Secretary
Motion to elect Dana Suverkrop to the office of Secretary for the term of one (1) year (Tom), seconded (Todd). Motion carried with 6 Ayes: Tom, Rod, Dana, Fernando, Todd and Cerisa.

5. Public/Board Comments

- a. Homeowner question on the status of construction on Foxtail. Work has started.
- b. Homeowner comment on issues with Community Financials.
- c. Board President introduces potential new board member.

6. Open Board Seat

- a. Motion to fill open board seat with Keturah Joneson (Tom), seconded (Todd). Motion carried with 6 Ayes: Tom, Rod, Dana, Fernando, Todd and Cerisa.

7. Correspondence

- a. Emails received about issues with Community Financials.
- b. Email received from homeowner about various issues.

8. Reports

- a. Administrative Report - Tom
 - i. Weekend maintenance job posts are up at dog pots.
- b. Maintenance Report - Tom
 - i. Pool service contractor was out to consult this week. They will return later this week to fix issue with the pool filters. Pool is closed until the issue is resolved.
 - ii. Auto chlorine feeder requires electrical work. A contractor is scheduled to come out next Tuesday.
- c. Executive Session Actions - Tom
 - i. Board approved job description for weekend maintenance position.
 - ii. Board approved additional services for gopher control maintenance contract.
 - iii. Board approved contract for sidewalk replacement work.
- d. Greenbelt - Rod
 - i. Cal Fire work has been completed and all piles have been chipped.
 - ii. Almost all homeowners who received letters regarding landscaping violations have complied with policy. Others have assured compliance by end of next week. Additional letters were sent. If there is non-compliance, a potential date for a hearing is set: Saturday, August 13th, 9am.
- e. Budget/Utility - Rod
 - i. Utility report not received
 - ii. Financial report received from Community Financials – all looks good.
 - iii. Issue with phone line at Rec Center lead to disconnection of phone line. Spectrum has been out to review and can install a line. There will be a \$99 installation fee and it will be \$29.99/month thereafter.

Motion to use Spectrum for phone line at rec center (Rod), seconded (Cerisa). Motion carried with 6 Ayes: Tom, Rod, Dana, Fernando, Todd and Cerisa.

9. New Business

- a. Dog Park Committee – Adam Dominy
 - i. The Dog Park Committee is comprised of: Adam Dominy, Jennea Shepherd, Matt Munoz, Travis Tiege, Tony Hernandez and Rod Karg (Board Member)
 - ii. Two potential sites have been identified for a future dog park: one adjacent to the tennis courts, above the parking lot; the second in the open space between Clover and Colonial.
 - iii. The Committee is looking for input from the Board regarding the locations. Benefits of both sites are discussed. No action taken.
- b. Rec Center Improvements – Fernando Munoz
 - i. Suggestion to add shrubs (two types) as a wind break at pool.
 - ii. Suggestion to add 1 or 2 gazebos at the pool area.

- iii. Suggestion to add 2 or 3 gazebos, water spigot and benches next to the tennis courts.
- iv. Tom recommends that Fernando chair an ad-hoc committee and develop a presentation to the Board on the suggested improvements.
- c. Certified Pool Operator (CPO) Class – Tom Dominy
 - i. Tom being CPO certified would provide an additional resource to deal with pool issues.

Motion to use reimburse Tom for the expense of CPO certification (Rod), seconded (Todd). Motion carried with 5 Ayes: Rod, Dana, Fernando, Todd and Cerisa. 1 abstention (Tom).

The meeting was adjourned at 8:12 pm.

Next General meeting Date – August 10, 2022, via ZOOM, 7:00 pm