

**Oak Hills Homeowners Association**  
**Monthly Board Meeting Minutes – Open Session**  
**December 11, 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  
Fernando Munoz, Member at Large  
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 November 13, 2024 Board Meeting were approved.

**4. CORRESPONDENCE**

- A. Homeowner requested assistance getting into spa, Board member assisted.
- B. Car stolen in area.

**5. EXECUTIVE ACTIONS**

- A. Collection process was discussed.
- B. Motion to fine homeowner for landscaping policy violation (trash and discarded items in view of passersby) passed.

**6. REPORTS**

- A. Admin –Greenbelt articles sought, annual documents and election notices have gone out.
- B. Maintenance –
  - a. Benches painted in bathrooms
- C. Greenbelt & Landscaping –
  - a. Greenbelt has had ATV and dirt bikes trespassing and causing negative effects to the grounds.
- D. Financials –
  - a. October Financial report was received and reviewed by Barbara and Rod.
  - b. IRS notice was received with, missing 941 report for the March 31, 2021 period. Proof of filing or refile is needed.
  - c. Insurance loss claim record has been corrected resulting in a credit of \$426.

**7. OLD BUSINESS**

- A. Rec Center Landscaping Project – Needs volunteer to take over.
- B. Scarlet Oak Access Path – Communicated with homeowner regarding not using thyme as

ground cover. Woodchips and weed block discussed.

C. Wind guard around pool – Shrubs, wind fabric and their locations discussed. Bids desired.

D. Securing the Tennis Courts & Playground area – Phase 1 still in motion and on schedule.

E. Christmas Light Contest & Halloween Contest – Rules discussed, judging will be done by a non-homeowner & non-board member of Oak Hills and will take place the day after Christmas.

## **8. NEW BUSINESS**

A. Nonfunctional Turf – Beginning January 1, 2029, associations cannot use potable water for the irrigation of nonfunctional turf. “Nonfunctional turf” means any turf that is not functional turf, and includes turf located within street rights-of-way and parking lots. (Water Code § 10540; Water Code § 10608.12; Water Code § 10608.14.)

B. Pool/Spa House Solar review – Fernando to audit energy costs at pool house to see if solar would be a good option.

C. Signs –

a. Motion to buy No Trespassing signs from Amazon and posts from Granger for \$200 for the perimeter was approved to help keep ATVs and dirt bikes away from Greenbelt.

b. 6 signs discussed for access paths.

D. Tree Bids – Motion to accept bid for \$1000 from Tree Brothers for the pruning the tree overhanging the bench on the corner of Cathedral Oak & Charter Oak.

## **9. Public/Board Comment –**

A. Annual Meeting date was incorrect in election letter, new election letters to be sent out.

B. Question about why executive session meetings keep happening after every meeting.

C. Homeowner requested that the maintenance person attend Board Meetings.

D. Roy & Nathalie will send a letter of concern regarding the roundabouts proposed for Hwy 156 Hwy at Castroville Blvd.

## **10. ADJOURNMENT 8:31pm by Barbara**

The next monthly Board meeting is scheduled for **January 15, 2025**, at 7:00pm at the **Prunedale Library**.