

Oak Hills Homeowners Association
Monthly Board Meeting
May 8, 2024

1. CALL TO ORDER

President Barbara Gulley called the meeting to order at 7:00PM.

2. ROLL CALL

Board Members

Barbara Gulley, President

Rod Karg, Treasurer

Nathalie Hendricks, Secretary

Fernando Munoz, (Absent)

Todd Fridey, Member at Large (Absent)

Jackie Lonero, Member at Large

3. APPROVAL OF AGENDA & MINUTES

A. The Agenda for tonight's meeting was approved.

B. The minutes of the April 17, 2024 Board Meeting were approved.

4. OPEN FORUM

A. Homeowner proposed engaging in the Open Forum at the end of the meeting instead of the beginning.

B. Homeowner inquired about the location of the ARC Policy on the website. (*QuickLinks* tab is where all frequent documents can be found.)

5. CORRESPONDENCE

A. Pool Access requests are consistent.

B. Homeowner inquired about clean up on Clover Trail in regards to a Violation letter.

C. ARC application for paint received.

D. Spa Violation letter and payment received.

E. Homeowner had a fence down on a bordering property and inquired about neighbors contact information.

6. EXECUTIVE ACTIONS

Executive Session Actions –*Deferred to next meeting per President.*

A. Legal Matters –

B. Personnel –

C. Contracts --.

D. Property Issues –

7. REPORTS

A. Administrative – Pool Key Access Cards continue to come in for reactivation, annual minutes were presented for review, email issues were experienced due to Gmail down time issues.

B. Landscaping – Survey is currently going on. Homeowners will be notified if attention to their lawn or landscaping is needed.

- C. Greenbelt – Mowing will begin May 28 – June 10, 2024. Cal Fire will be out for 2 weeks.
- D. Maintenance – Project List was sent to Board for review. Fence by HWY 156, cracks in tennis court and wired fence were discussed.
- E. Financials – March financial status looks good.

8. OLD BUSINESS

- A. ARC Updates – Amendments to the Policy are reviewed.
- B. Website Updates – A committee to redesign the website is sought after.
- C. The Security gate locks for playground and tennis courts project – Walk-thru completed, project scoped including: labor, trenching, welding, gates, electrical, water, and labor. Estimates for the project are being updated.

9. NEW BUSINESS

- A. Memorial Day Ice Cream Social – Claire will coordinate and look into this or other weekends in June.
- B. Pool House Bulletin Board – Homeowner volunteer Stephanie suggested redoing the bulletin board. She will present estimates.
- C. Election of Officers – President – Barbara Gulley, VP - Jackie Lonero, Treasurer – Nathalie Hendricks, Secretary – Rod Karg
- D. Reserve Study Proposals – Motion to approve Applied Reserve Analysis 3-year contract for the Reserve Study for \$3225 approved.
- E. Private Drive Crack Filling – A Private Drive is experiencing cracks. Ideas were given on how to address the issue.

10. ADJOURNMENT 8:09 PM by Barbara

The next monthly Board meeting is scheduled for **June 12, 2024**, at 7:00pm at the **Prunedale Library**.

(Draft pending Board approval at next meeting)