

**Oak Hills Homeowners Association**  
**Monthly Board Meeting Minutes – Open Session**  
**February 19, 2025**

**1. CALL TO ORDER**

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

**2. ROLL CALL**

Board Members

Barbara Gulley, President  
Jackie Lonerio, Vice President  
Rod Karg, Secretary  
Nathalie Hendricks, Treasurer  
Fernando Munoz, Member at Large  
Roy Ray, Member at Large (absent)  
Holly Gray, Member at Large  
Mohammad Reza Kazemi, Member at Large

**3. APPROVAL OF AGENDA & MINUTES**

- A. The Agenda for tonight's meeting was approved.
- B. The Minutes of January 15, 2025, Board Meeting were approved.

**4. CORRESPONDENCE**

- A. Homeowner inquired about who to contact regarding tall weeds/grass in neighbor's yard.
- B. Homeowner would like old incident camera footage from pool area.
- C. 2 Homeowners reached out with their bios to become Board members.
- D. Homeowner would like a party in the park.
- E. 2 calls from appraisers regarding properties not in OHHA.
- F. Homeowner was looking for fence material guidelines.
- G. Homeowner overpayment of dues.
- H. Fire Dept. would like to use OHHA rec center for training.

**5. EXECUTIVE ACTIONS**

- A. Employee reviews will be prepared and discussed on January 29, 2025, at 5:30 PM in closed session.
- B. Collection process was discussed. Homeowners with large balances will be contacted.
- C. 2 Homeowners will be invited to a hearing on Feb. 19 for failure to resolve landscaping violations.
- D. Homeowner will be invited to a hearing on Feb. 19 for failure to resolve an ARC violation.

\*New Business Item 8b was introduced at this time.

**6. REPORTS**

- A. Admin –
  - a. Greenbelt articles sought.
- B. Maintenance –

- a. Eric prepping for pool opening.
- b. Shower is being updated.
- c. Tennis court items: cracks are being filled, contactors sought for installation of a French drain.
- C. Greenbelt & Landscaping –
  - a. Nothing new to report
- D. Financials -
  - a. Jackie Lonero, Barbara Gulley and Rod Karg reviewed the December financials.
  - b. 2024 ended with savings of \$7000.
  - c. Insurance policy will expire in August, increase expected.
  - d. Budget meeting desired.
  - e. Meeting with insurance brokers to gain info about the current state of property insurance.
  - f. Missing 941 forms sent in.
  - g. Late fee penalty of \$64.44 paid for missed property tax bill. Property tax bill will be paid in November to avoid penalties in the future.

## **7. OLD BUSINESS**

- A. Rec Center Landscaping Project – Nothing to report.
- B. Wind guard around pool – Idea of Lemon Cypress trees discussed.
- C. Securing the Tennis Courts & Playground area – Phase 3 in progress. A motion was made to close the hot tub due to technical difficulties. Motion passed.
- D. Christmas Light Contest & Halloween Contest – Motion made to split the \$100 budget to include both Halloween and Christmas contests. Motion passed.
- E. Pool/Spa House Solar review – Sunrun was contacted. No incentive to pursue.
- F. Signs – No trespassing signs installed on 156. Access path signs installed.
- G. Short Term Rentals are only allowed with a \$12,000 license and taxes paid on rental income. Without a short-term rental license there is a 31-day rental minimum.
- H. Greenbelt Publication – January issue has been pushed to March.
- I. Office PC Hard Drive – Bill took the data off; it is accessible via thumb drive.
- J. Greenbelt mowing – A new quote was offered but the Board has already committed to current offer.
- K. MST Bus Stop – A bus route was offered in the past but cancelled due to no one using it.

## **8. NEW BUSINESS**

- A. New ARC Chair - Not addressed.
- B. Board of Director Nominations – A motion passed to appoint Holly Gray and Mohammad Reza Kazemi to the OHHA Board of Directors.
- C. Election by Acclamation – A motion passed to elect Fernando Munoz by acclamation at the annual meeting.
- D. Parties – A motion passed to decline all parties and not readdress the topic until we have a committee to take over OHHA parties.
- E. Randy Hall tennis court cracks – Deferred to next meeting, Randy was not present.

## **9. PUBLIC/BOARD COMMENT –**

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

The next monthly Board meeting is scheduled for **March 5, 2025**, at 7:00pm at the **Prunedale Library**.