

Oak Hills Homeowners Association
Annual Meeting
May 7, 2024

1. CALL TO ORDER

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

2. ROLL CALL

Board Members

Barbara Gulley, President
Cerisa Skinner, Vice President (Absent)
Rod Karg, Treasurer
Nathalie Hendricks, Secretary
Fernando Munoz, (Absent)
Jerry Gifford, Member at Large
Todd Fridey, Member at Large (Absent)
Jackie Lonerio, Member at Large
Keturah Harmer (Absent)

3. APPROVAL OF AGENDA

A. Motion to approve Agenda of the Annual Meeting was passed.

4. INTRODUCTIONS

A. Board Members introduced themselves. Admin introduced herself.

BOARD REPORTS:

1. STATE OF ASSOCIATION

A. 9 Board of Directors are currently serving, of them, 3 terms are expiring, creating 3 available positions. We have 4 Officers who are all volunteers and we have 3 part time employees.

B. The Board recognizes Rod Karg for his outstanding acts of diligence, always going above and beyond for the HOA. Without Rod, the HOA would not be in the good standing it is today.

C. Committees – OHHA has different committees that Homeowners are encouraged to join.

D. ARC – The ARC has been in effect for 1 year now. Paint requests have been the most common application received. Homeowners are encouraged to submit ideas for amendments to the current policy,

E. Security Project – Scoping continues to navigate the idea to secure our assets in regard to the playground and tennis courts. Adding a key entry to include these areas with the pool key access card would ensure the areas remain safe and exclusive to the paying homeowners of OHHA.

F. Pool Key Cards – Pool key cards were deactivated Jan 1, 2024. Homeowners are able to reactivate their key by signing a new agreement and sending in an image of their current card.

2. LANDSCAPE

A. Jackie reports that Paradise Landscaping has done a great job and doing a good job keeping communication open. They come 4x a month and reschedule rainy days.

3. **GREENBELT**

- A. Mowing will begin May 28-June 8, 2024.
- B. Cal-Fire will arrive 2 weeks after to trim and chip.

4. **FINANCIALS**

- A. March and December Budget reports present. Budget Meeting review for 2024 determined the fee increase that started January 1, 2024. On budget target for the year so far.
- B. Pool creates a large cost; summer month are more costly than winter.

5. **POOL & SPA**

- A. Pool & Spa are open and looking great.
- B. Maintenance person Eric is doing a good job! He has painted the shed and is working on other projects like painting the fence and the rec center.

6. **PUBLIC COMMENT**

- A. Homeowner would like an amendment to the Landscaping policy to have curbs clear from all shrubbery.
- B. Homeowner advised that it is Monterey County Public Works division that is responsible for street light maintenance.
- C. Accounting service question from Homeowner on Budget line of Financial Statement.
- D. Homeowner has a referral for local company to replace Community Financials.
- E. Homeowner would like more meetings that are not presented like a monthly Board meeting.

10. **ADJOURNMENT** 8:05 PM by Barbara

The next annual Board meeting is scheduled for **May 6, 2025** at 7:00pm at the **Prunedale Library**.

(Draft pending Board approval)