

**Oak Hills Homeowners Association**  
**Monthly Board Meeting**  
**April 17, 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 (participated on Zoom)

Rod Karg, Treasurer

Fernando Munoz, Member at Large

Jerry Gifford, Member at Large

Todd Fridey, Member at Large (participated on Zoom)

Jackie Lonerio, Member at Large

Keturah Harmer Member at Large

**3. APPROVAL OF AGENDA & MINUTES**

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

**4. OPEN FORUM**

A. Homeowner discussed pros and cons on extending key system into tennis courts and playground.

**5. CORRESPONDENCE**

A. Pool Access requests are consistent.

B. Email from Homeowner regarding areas our landscape budget services.

C. ARC application for paint

**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.

B. Landscaping – Jackie reported that Paradise is providing good service and communication.

C. Greenbelt – Mowing will begin May 28, 2024 with Irish Excavation

D. Maintenance – Pool heater is working, last checked was 82 degrees. Eric painted the shed.

E. Financials – Financial statement for February has been sent. Reviewed by Rod and Jackie.

**8. OLD BUSINESS**

A. Update of Pool & Hot tub guest policy – First draft complete, more information will be

provided at next meeting.

B. The Security gate locks for playground and tennis court project – The project is being scoped to protect and secure the HOA's assets. A walk-thru will be conducted May 4, 2024 at 11am.

9. **NEW BUSINESS**

A. ARC Policy Review – Applications coming in, the committee is working on streamlining the process to minimize time restraints. Paint colors and restrictions discussed.

B. Website Updates – Quick Access page provided on website providing quick links to; pool, ARC application, party reservations and Board meeting schedules.

C. Annual Board Meeting – May 7, 2024 at 7pm in the Prunedale Library.

D. Incident Notification to Homeowners – Template for immediate Incident reporting to Homeowners needed.

10. **ADJOURNMENT** 8:15 PM by Barbara

The next monthly Board meeting is scheduled for **May 8, 2024**, at 7:00pm at the **Prunedale Library** and on Zoom.