

**Oak Hills Homeowners Association**  
**Monthly Board Meeting Minutes – Open Session**  
**January 15, 2025**

**1. CALL TO ORDER**

President Barbara Gulley called the meeting to order at 7:03 PM.

**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 (absent)

**3. APPROVAL OF AGENDA & MINUTES**

- A. The Agenda for tonight's meeting was approved.
- B. The Minutes of the December 11, 2024 Board Meeting were approved.

**4. CORRESPONDENCE**

- A. Homeowner inquired about short term rentals.
- B. Homeowner discussion with Board member about party at Homeowner's residence.
- C. Kids on Go-Carts in parking lot, Board member had discussion with Homeowner.
- D. Quads being rode in street, Highway Patrol called and spoke with Homeowner.
- E. Complaints about a Homeowner riding a mini-bike with a dog off-leash.
- F. Homeowner could not access Community Financials portal. After checking the portal is working.

**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 –

- a. Greenbelt articles sought.
- b. Key system down. Core Surveillance is working on repair.

B. Maintenance –

- a. Gates painted in flat black
- b. Maintenance report submitted.
- c. Maintenance person Eric, will come to meetings to give updates occasionally.
- d. Pickleball lines will be painted on the third court.
- e. Dirt on trench at rec center will be leveled.

- f. Caltrans will be contacted to help with the barbwire at the gate by Hwy 156.
- C. Greenbelt & Landscaping –
  - a. Motion was approved to use Irish Excavation to mow greenbelt for \$9950.00.
- D. Financials -
  - a. 3 Board members (Roy, Rod & Jackie) have reviewed the November financials.
  - b. Budget will be reviewed after the December report is received.
  - c. IRS requested resubmittal of Mar 2021 941 report.
  - d. \$82 late fee paid on 2023 taxes.
  - e. CD renewals are coming up.
  - f. Private drives will not be charged their assessment increase until March 1<sup>st</sup>.
  - g. Playground project is at budget.
  - h. Nathalie to inquire with Community Financials about their software change.

## 7. OLD BUSINESS

- A. Rec Center Landscaping Project – Looking for volunteers.
- B. Wind guard around pool – Deferred to next meeting.
- C. Securing the Tennis Courts & Playground area – Phase 2 is complete, moving into Phase 3.
- D. Christmas Light Contest & Halloween Contest – 9929 Timothy Path won the \$100 Amazon gift card for an excellent Christmas lights display.
- E. Pool/Spa House Solar review – 2 companies were contacted. Gary will contact Sunrun.
- F. Signs – Motion to approve the purchase of 6 signs and posts for less than \$400 for the Greenbelt Access Paths passed.

## 8. NEW BUSINESS

- A. Office PC hard drive – Barbara will reach out to Steve and Bill for documents needed.
- B. Newsletter for January – Articles being worked on, will go out by end of January.
- C. Short term rentals – Barbara to research. Deferred to next meeting.

## 9. PUBLIC/BOARD COMMENT –

- A. Homeowner concerned with a corner being used as a driveway.
- B. Homeowner complaint regarding gophers; will reach out to Cal Water to assist in their removal.
- C. Condition of the tennis courts requires attention. Homeowner and Jackie will meet with the repair company to assess what is needed.

## 10. ADJOURNMENT 8:23pm by Barbara

The next monthly Board meeting is scheduled for **February 19, 2025**, at 7:00pm at the **Castroville Library**.