

Oak Hills Homeowners Association
Monthly Board Meeting Minutes – Open Session
November 13, 2024

1. CALL TO ORDER

President Barbara Gulley called the meeting to order at 7:12 PM.

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

Javier Hernandez, Member at Large

3. APPROVAL OF AGENDA & MINUTES

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

B. The minutes of the October 23, 2024 Board Meeting were approved with the addition of the savings amount to 6.D.j - Bill from former CPA waived for a savings of \$1972.

4. CORRESPONDENCE

A. Homeowner complained that pool party was not allowed.

B. Homeowner complimented staff on the excellent condition of the rec center.

5. EXECUTIVE ACTIONS

A. Employee reviews discussed.

B. Homeowners with large dues balances will be sent a certified letter.

C. Hearing will be held with a homeowner for failure to complete construction in a timely manner.

D. Letter will be sent to owner regarding shrubs overhanging street and construction materials clean-up.

6. REPORTS

A. Admin – No report due to illness.

B. Maintenance – Ducts on the roof of the rec center have been painted.

C. Greenbelt & Landscaping –

a. Paradise is taking good care of landscaping.

b. Removal of 4 eucalyptus is progressing.

D. Financials –

a. September financials were reviewed by Jackie Lonerio and Roy Ray.

b. Nathalie is working with the insurance agent to track down the refund of the \$500 deductible from the monument sign accident.

7. OLD BUSINESS

A. Rec. Center Landscaping Project – River rock to be installed 2 feet wide across the front of the rec. center. New estimates sought or a new plan using Homeowner volunteers.

B. Scarlet Oak Access Path – Motion to plant creeping thyme on access path failed. Homeowner

was previously granted permission to install wood chips on the path.

C. Gate at 156 – Motion to install a pedestrian gate at the end of the driveway from the parking lot to 156 failed.

D. Wind guard around pool – Fernando will obtain estimates for a wind screen.

E. Securing the Tennis Courts & Playground – Jackie is exploring options to close the doors. Utility lines have been marked so that trenching can begin. Motion to approve \$4266 for equipment to operate the locking mechanism passed.

8. **NEW BUSINESS**

A. Christmas light contest – Motion to approve \$100 prize for best Christmas lights passed.

B. Possibility of a Halloween decorating contest discussed.

9. **PUBLIC COMMENT**

Homeowner noted that the corner of the tennis court is sinking and needs to be addressed.

10. **ADJOURNMENT** at 8:08 PM by Barbara

The next monthly Board meeting is scheduled for **December 11, 2024**, at 7:00pm at the **Prunedale Library**.