

OAK HILLS HOMEOWNERS ASSOCIATION
Board Meeting Minutes
February 14, 2018

Board members Present: Renate Harvey, Cathy Garza, Peggy Scoggin, Rod Karg, Beenal Amin

Cathy called the meeting to order at 7:00 pm

1. Establishment of Quorum
 - a. Quorum was established.
2. Agenda:
 - a. Approval - Beenal motioned to accept the agenda as presented. Peggy seconded the motion. A vote was taken and the motion passed.
3. Minutes:
 - a. Approval for 1-10-2018 Board Meeting Minutes – Beenal motioned to accept the January 10, 2018 Board Meeting Minutes. Peggy seconded the motion. A vote was taken and the motion passed.
 - b. Approval for 1-10-2018 Executive Session Board Meeting Minutes – Deferred to March meeting.
4. Open Forum/Comments:

None
5. Correspondence:
 - a. Peggy received several comments regarding the fiber network installation by Spectrum.
 - b. Rod received several comments on the oak trees that were planted along Charter Oak.
 - c. Cathy briefed the Board on her meeting with the association accountant.
6. Reports:
 - a. Budget/Utility Report – Steve
 1. Steve presented the Monthly Budget report for January 2018. Peggy motioned to accept the January Monthly Budget Report as presented. Rod seconded the motion. A vote was taken and the motion passed.
 2. Utility Report was presented.
 - b. Administrative Report – Steve
 1. Steve reported that the hard drive in the OHHA laptop failed. He sent the computer into Dell to have the hard drive replaced. No critical data was lost.
 2. OHHA tax return has been completed.
 3. The Financial Review has been completed. Steve passed out a draft copy of the FR to the Board for their review.
 4. Steve reported that there are 3 Board positions that will term out in May. He will include an article in the March Greenbelt asking for nominations. Nominations will close March 25th so that ballots can be mailed prior to April 1.

c. Maintenance – Pete

1. No Report – out sick.

d. Greenbelt – Rod

1. Cathy was approached by a homeowner regarding a down tree stump and large cut up logs in the greenbelt. Rod asked the board for their input for resolving this issue. The Board agreed to leave the stump and will take the disposition of the logs under consideration.

e. Playground / Pool / Spa Check Lists

1. No Report.

7. Committee Reports:

a. CC&R

1. Cathy reported no change in status.

b. Landscaping Committee

1. Rod passed out a bid to maintain a strip of land adjacent to the Clover Trail Private drive, which has been neglected, for \$12/month by Paradise Landscaping. Beenal motioned to accept the proposal. Rod seconded the motion. After discussion, a vote was taken and the motion passed.
2. Rod passed out a bid to trim and remove dead wood from an oak tree near Mimosa Path for \$275 by Paradise Landscaping. Peggy motioned to accept the bid. Rod seconded the motion. After discussion, a vote was taken and the motion passed.
3. Rod passed out a bid from Paradise Landscaping to trim and remove dead wood from a pine tree in front of the pool house for \$245. Beenal motioned to accept the bid. Peggy seconded the motion. After discussion, a vote was taken and the motion passed.
4. Rod passed out a bid from Paradise Landscaping to trim and remove dead wood from a cypress and a pine tree at Charter Oak and Colonial for \$360. Peggy motioned to accept the bid. Renate seconded the motion. After discussion, a vote was taken and the motion passed.
5. Rod passed out a bid from Paradise Landscaping to trim and remove dead wood from a pine tree on Charter Oak between Timothy/Pampas path for \$190. Rod motioned to accept the bid. Peggy seconded the motion. After discussion, a vote was taken and the motion passed.
6. Rod requested to have an executive session hearing with the homeowners that are in violation of the landscaping policy. He suggested the meeting to be at 6:30pm on March 14th.

c. ByLaws

1. Richard reported that the lawyer is still reviewing the Bylaws.

d. Basketball Court

1. No update.

8. Old Business:

a. Recreation Center Walkthrough

1. Rod reviewed the remaining action items from the walkthrough list.
2. Renate presented pricing on pool furniture. Rod motioned to purchase 2 round picnic tables for the pool for \$751 each, plus tax and shipping, to be funded from the Reserve account. Peggy seconded the motion. After discussion, a vote was taken and the motion passed. Rod motioned to purchase 10 lounge chairs for the pool for about \$200 each, to be funded from the Reserve account. Beenal seconded the motion. After discussion, a vote was taken

and the motion passed. Cathy asked for a motion to have Steve move the funds necessary to purchase the new furniture from the Reserve account to the checking account to pay for the new furniture. Rod so moved. Renate seconded the motion. A vote was taken and the motion passed

9. New Business:

a. Short term Air BNB rentals

1. Renate researched that the OHHA can put verbiage into the bylaws or CC&Rs to restrict short term rentals. Renate suggested that the lawyer develop the correct verbiage for the bylaws or CC&Rs.

B. Pool Opening

1. Pool opens March 11.

C. Graffiti and cameras

1. Rod suggested to get estimates on motion sensing lights for the pool building. A new camera was suggested to cover the front of the building.

D. Greenbelt Cleanup

1. Addressed above.

E. Private Roads/County Roads

1. Peggy drafted a letter to the county, listing the streets that are in need of repair. She passed out a copy to the Board for their review and comments.

10. Adjournment

- a. Next Meeting Date – March 14, 2018, 7pm Prunedale Library Community Room.
- b. Meeting was adjourned at 9:05 pm.