

OAK HILLS HOMEOWNERS ASSOCIATION
Board Meeting Minutes
January 11, 2017

Board Members Present:	Peggy Scoggin
Rod Karg	Renate Harvey
Beenal Amin	Jackie Lonero
Barbara Gulley	Allisyn Gonzales - Absent
Tom Dominy	Cathy Garza

Tom called the meeting to order at 7:00 pm.

1. Approval of Agenda – Rod motioned to accept the agenda as amended. Beenal seconded the motion. A vote was taken and the motion passed.
2. Board Items
 - Minutes of December 14, 2016 Board Meeting – Peggy motioned to accept the December 2016 minutes as presented. Cathy seconded the motion. A vote was taken and the motion passed.
 - Executive Minutes December 14, 2016 – Cathy presented the Executive minutes for December 14, 2016. Peggy motioned to accept the Executive minutes as presented. Barbara seconded the motion. A vote was taken and the motion passed.
 - December 2016 Budget – Peggy motioned to accept the December 2016 Budget Report as presented. Cathy seconded the motion. A vote was taken and the motion passed.
3. Open Forum / Comments
 - A homeowner commented on the yard policy and urged the board to develop it as a reasonable and effective policy.
 - A homeowner expressed his opinions to the previous homeowner comments.
 - A homeowner commented on yard upkeep and supports the yard policy and CC&Rs. He also explained the idea behind a decal for homeowner’s cars to help identify the car belongs in the neighborhood.
 - A homeowner commented on why he decided to live in Oak Hills.
4. Correspondence
 - The Board received an e-mail from a homeowner inquiring on what their status was on dealing with non-homeowners using the facilities. Peggy responded to her e-mail.
 - Homeowner e-mailed the Board regarding fallen trees from past storms and the condition of the split rail fence across from the pool.
5. Admin Report
 - Steve reported he has received the *My Cloud* hard drive. He is looking into an off-site location for installation.

6. Reports

6.1. Maintenance / Safety

- Pete reported everything running okay at facility.

6.2. Greenbelt

- Rod presented the latest copy of the Landscape Standards Policy for OHHA. Rod motioned to accept the Landscape Standards Policy for OHHA. Peggy seconded the motion. After discussion and slight modifications, a vote was taken and the motion passed.

7. Old Business

7.1. Pool fencing

- Peggy met with the contractor and he will update his bid.

7.2. Weekend Maintenance Person Recommendations.

- Steve presented the updated job application flyer. Peggy motioned to send out the landscape policy and include the job flyer. Jackie seconded the motion. A vote was taken and the motion passed.

7.3. CC&R Update Report and Bylaws (25% vs. 33%)

- Renate motioned to establish the quorum to 33% of homeowners for passing the CC&R and Bylaw updates. Barbara seconded the motion. After discussion, a vote was taken and the motion passed.
- The next committee meeting will be Jan 17, 6-8pm Tom's house.

7.4. Committee Meeting for Pool Policies and Procedures and Access Paths

- No Report

7.5. Access path weeding and clean-up

- Pete showed the landscape crew leader all of the access paths that need to be maintained.

7.6. Madras easement post and/or fencing installation

- The Board discussed placing railroad ties along the easement to deter homeowners from using the easement to access their yards. Barbara motioned to follow the lawyer's recommendation of placing railroad ties along the side of the easement path. Rod seconded the motion. After discussion, Barbara amended her motion to include the cost of surveying the property. Rod seconded the amendment. A vote was taken to approve the amendment which passed. A vote was taken on the amended motion and the amended motion passed.

7.7. Painting Parking Lot Gate

- Pete has been unable to paint the gate due to weather.

8. New Business

9. Agenda Items

- Discuss Board Meeting procedures.

10. Next Meeting Date – February 8, 2017 7pm

11. Location – Prunedale Library Community Room

12. Adjournment

- Rod motioned to adjourn the meeting. Peggy seconded the motion. A vote was taken and the motion passed. The meeting was adjourned at 9:00 pm.