

OAK HILLS HOMEOWNERS ASSOCIATION
Board Meeting Minutes
October 09, 2019

Board members Present: Cathy Garza, Jackie Lonero, Barbara Gulley, Tom Dominy, Rod Karg, Jim Wrona.

Board members Absent: Renate Harvey.

Cathy called the meeting to order at 07:34 pm.

1. Establishment of Quorum (5):
 - a. A Quorum was established.
2. Agenda:
 - a. Approval of Agenda – Tom motioned to approve the agenda. Jackie seconded the motion. A vote was taken, the Agenda was approved.
3. Minutes:
 - a. Approval of September 11, 2019 Regular Session Minutes. Tom motioned to approve the Regular Session minutes. Jackie seconded the motion. A vote was taken, the motion passed. The September 11, 2019 Regular Session Minutes were approved as amended.
 - b. Approval of September 11, 2019 Executive Session Minutes. Tom motioned to approve the Executive Session Minutes. Jackie seconded the motion. A vote was taken, the motion passed. The September 11, 2019 Executive Session Minutes were approved as amended.
4. Public/Board Comments
 - a. A homeowner, Jim Wrona, requested consideration to be appointed to the board. The Board discussed the request. A vote was taken. Jim Wrona was appointed to the Board.
5. Correspondence:
 - a. Cathy is still in correspondence with Randy Hall regarding a Greenbelt Article.
 - b. Cathy received correspondence from a new homeowner who asked for Day Care recommendations. Cathy suggested checking Nextdoor for recommendations from the neighbors.
 - c. Cathy responded to a homeowner's desire to form a committee to look into Solar power to the Pool facilities. With the number of empty Board member seats and the difficulty to maintain a quorum, a commitment to such an endeavor is difficult at this time.
6. Reports:
 - a. Maintenance – Steve
 1. Repairs – 63 hours this month due to prep for the Picnic. Steve went over his maintenance report with the Board.
 - b. Budget/Utility Report -
 1. Michelle presented the Monthly Budget/Utility report for September 2019. Cathy motioned to accept the Budget Report and Utility reports as presented. Tom motioned to approve. Jackie seconded the motion. A vote was taken and the motion passed. The Budget/Utility reports for September were approved.

- c. Administrative Report -
 - 1. Website – The updated website is now LIVE.
 - 2. Michelle released the Lien we had on a property.
 - 3. The Reserve Study ready for the Board’s review.

- d. Greenbelt - Rod
 - 1. Nothing to report.

7. Committee Reports:

- a. Landscaping Committee – Rod. All the tree work that was approved in August was complete satisfactorily. Rod requested the board to approve \$50 for purchasing potting soil to plant some trees.
- b. Personnel – nothing to report.

8. Old Business

- a. CCR’s/Bylaws Ballots – At 67% of votes received. Received 3 more ballots from Tom’s efforts at the Picnic.
- b. Website – Covered in the Administrator report.
- c. Annual Picnic Review – Deferred to November
- e. Reserve Study – Reserve Study ready for review. Michelle to check if Nov 15 is hard date for sending the report.
- f. Pool Building (Termites/Repairs) – Defer to November

9. New Business:

- a. Board Reimbursements – Tom motioned to request reimbursement for mileage. Barbara motioned to second. The topic was discussed. A vote was taken, Jim abstained, the motion was defeated.
- b. Fences – The Board received a letter regarding a homeowner installing a split rail fence. CC&R state there is a requirement set back of 20 feet at the front of the property. There are currently other properties that have been out of compliance for many years. The Board discussed various ways of handling the situation. A resolution was not achieved at this time.

Adjournment – The meeting was adjourned at 8:59 PM.

Next General Meeting Date – November 20 @ Prunedale Community Room, 7:00 pm