

Oak Hills Homeowners Association
Monthly Board Meeting Minutes – Open Session
Castroville Library
August 19, 2026

1. CALL TO ORDER

President Tom Dominy called the meeting to order at 7:00PM.

2. ROLL CALL

Board Members

Tom Dominy, President
Jackie Lonerio, Vice President
Rod Karg, Treasurer
Kathryn Pernet, Secretary
Roy Ray, Member at Large
Gary Skillett, Member at Large

3. APPROVAL OF AGENDA & MINUTES

- a. The Agenda for tonight's meeting was approved.
- b. The Minutes of July 15, 2026, Board Meeting were approved.

4. CORRESPONDENCE

- a. Realtor call regarding Bluestem listing.
- b. Homeowner planning to rent home.
- c. Homeowner inquiry regarding dues.
- d. Homeowner looking for requested monthly financials.
- e. Homeowner unhappy with landscaping violation they received.

5. PUBLIC/BOARD COMMENT-

- a. Homeowner present to discuss ARC recommendations.

6. EXECUTIVE ACTIONS

July 15, 2026

- a. Driveway issue addressed
- b. OHHA employee raise approved
- c. Eucalyptus tree removal request reviewed, proposal to homeowner pending.
- d. Pool & Spa violation reviewed and addressed.

July 27, 2026

a. A motion was made to accept the bid from Paul's Trees, Inc in amount of \$1675 for chipping branches in the greenbelt approved.

7. REPORTS

- a. Emma - Administrative
 - 1. Greenbelt article sought for Fall edition.
- b. Jackie – Maintenance
 - 1. Eric progressing on maintenance list.

2. Cameras went down on August 8 due to battery failure. New battery purchased and installed. Cameras online again.

c. Rod - Greenbelt & Landscaping

1. Complaint received regarding grassy strip on Clover Trail not being maintained. Paradise was informed.

2. Barbwire fence is completely installed.

3. Chipping by Paul's Tree Service is underway for \$1675.

4. CalFire – waiting for estimated \$3000 bill for their recent services.

d. Rod – Financials

1. Rod, Roy, Tom and Jackie have reviewed the financials.

2. Motion to rollover CD for Shadow Oak 3.54% interest rate for 9 months passed.

3. Motion to rollover CD for Reserve Account for 3.3% interest rate for 6 months passed.

4. Greenbelt Maintenance Budget sent out to Board for review.

8. OLD BUSINESS

a. CSA 45 – no report.

b. Street Light – Marilyn Vierra at Church's office reports that PG&E is working with Public Works with no timeline given.

c. Proposed Collection Policy – Sent to Homeowners for review and comment. A warning letter notice before collection sentence will be added per homeowner's suggestion. Final version of collection policy approved. Final policy will be sent to homeowners.

d. Annual Picnic/Ice Cream Social – Cancelled.

9. NEW BUSINESS

a. Acceptance of Reserve Study – Motion to accept the finalized Reserve Study as required by Davis-Stirling approved.

b. Arborist written report – Motion to accept written arborist report for \$1500-\$2000 for 15 trees failed.

c. Brookgrass Tree – Overhanging limbs and tree have been removed.

d. Mini Library – Motion to approve a mini library for the community passed. Location to be determined.

e. Estimate for removal of 3 pines below 9665 Oracle – Motion to accept Paul's Tree Service bid for \$5755 to remove 3 high risk trees passed.

10. ADJOURNMENT

8:00pm

The next monthly Board meeting is scheduled for **September 16, 2026**, at 7:00pm at the Castroville Library.