

OAK HILLS HOMEOWNERS ASSOCIATION
Board Meeting Minutes
January 13, 2021

Board members Present: Tom Dominy, Rod Karg, Dana Suverkrop, Mike Kelly, Fernando Munoz, Jackie Lonero, Barbara Gulley and Renate Harvey

Tom called the ZOOM meeting to order at 7:02 pm.

1. Establishment of Quorum (5):
 - a. A Quorum was established.
2. Agenda:
 - a. Approval of Agenda – Motion to approve agenda. Barbara/Rod. Motion carried.
3. Minutes:
 - a. Approval of December 9, 2021 Regular Session Minutes. Motion to approve December 9, 2020 Regular Session Minutes. Barbara/Rod. Motion carried.
4. Public/Board Comments
 - a. Tom reported on his busy schedule and ask the Board to remind him if he forgets to drop the meeting sign.
 - b. Fernando asked if the HOA regulates the parking of RV's on homeowner's property. The HOA does not.
5. Correspondence:
 - a. Tom addressed a homeowner's letter regarding the Greenbelt access on Madras Place, which is still being used to access homeowner's properties. Rod contacted one of the homeowners regarding the use of the access path and the activity has stopped. Barbara mentioned that one of the homeowner is still using it. Tom will respond back to the homeowner's letter.
6. Reports:
 - a. Maintenance
 1. Tom reported on Mitch's projects. Mitch polished the hand rails to the pool and spa and will be removing the drinking fountain. He will be starting the painting project next week when the weather warms up.
 2. Tom reported that Mitch will be driving the installation and move of the pool/spa pumps.
 - b. Budget/Utility Report
 1. The monthly Budget report for December 2020 was presented. Renate/Jackie motion to accept the budget report as presented. After discussion, a vote was taken and the motion passed.
 - c. Reconciliation Report
 1. Renate and Rod attested that they have reviewed the December 2020 financial documents and reports.
 - d. Administrative Report -
 1. Steve reported that the Office laptop hard drive died and that he purchased a desk top computer to relace it. He was able to restore all the data and programs.

2. Steve is in the process of setting up a wireless bridge.

- e. Greenbelt - Rod
 1. Rod presented 2 bids (AB tree Service for \$1,100 and El Gabilan Tree service for \$1,375) for the removal of the tree on Maul Oak access path. The bids also include the removal of the dead cypress which is 32 yards east of the playground entrance. Rod motioned to accept the bid from AB tree service for \$1,100. Barbara seconded the motion. After discussion, a vote was taken and the motion passed.

- f. Executive Sessions Actions
 1. None to report.

7. Committee Reports:
 - a. Landscaping – Rod
 1. Rod suggested that the homeowner’s properties get surveyed in February vs. June before the landscapes get out of control. Tom suggested to wait until March or April after the rains.

8. Old Business
 - a. Architectural Committee
 1. Todd had sent questions to the attorney and received back answers of which he forward to the Board.

 - b. OHHA Merchandise Committee
 1. Mike sent an email with a link to the merchandise with logos. Mike motioned to put a link on the web site to order the merchandise. Rod seconded the motion. After discussion, a vote was taken and the motion passed. Tom credited his son, Adam, for the inspiration to start the Oaks Hills merch idea.

 - c. Electronic locks for Tennis Courts and Playground
 1. Dana presented a bid for adding 3 gate locks and access readers for the playground and tennis court access gates. Trenching and conduit was not part of the bid. After discussion, Dana will contact Core Surveillance to arrange a meeting with them.

9. New Business:
 - a. Brome Trail Access Paths
 1. The Rod sent a picture of the “gate” to the board members. He gave the board a couple of options to fix the issue. Barbara reminded the Board of prior issues with access paths and what the legal recommendations were from the attorney. Mike motioned to remove the boards on the gate immediately. Jackie second the motion. After discussion, a vote was taken and the motion passed. Rod will remove the gate.

 - b. Use and Restrictions Committee
 1. Tom asked the Board to consider joining the Use and Restriction Committee and developing policies necessary.

 - c. Maul and Charter Oak Railroad Ties – Ground Cover and Flowers
 1. Rod volunteer to lead a group to beautify the corner of Maul Oak and Charter Oak. Jackie and Tom volunteered to join the group. Tom motioned that the Board approved up to \$200 to

improve

the Maul Oak corner. Fernando seconded the motion. After discussion, a vote was taken and the motion passed.

d. Doggy Park Committee

1. Tom reported that there are many homeowners in favor of a doggy park. He requested that a committee be formed to analyze the cost and feasibility of the park. Tom will table the topic until next meeting.

Adjournment – The meeting was adjourned at 8:30 PM. Dana/Jackie
Next General Meeting Date – February 10, 2021 via ZOOM, 7:00 pm