

Oak Hills Homeowners Association
Monthly Board Meeting
January 10, 2024

1. CALL TO ORDER

President Barbara Gulley called the meeting to order at 7:00PM

2. ROLL CALL

A. Board Members

Barbara Gulley, President
Cerisa Skinner, Vice President (participated on Zoom)
Rod Karg, Treasurer
Nathalie Hendricks, Secretary
Fernando Munoz, Member (participated on Zoom)
Jerry Gifford, Member at Large
Todd Fridey (participated on Zoom)
Jackie Lonero, Member at Large
Keturah Harmer (absent)

3. APPROVAL OF MINUTES

The minutes of the December 13, 2023 Board Meeting was approved with the amendment that
C. *Contracts – Contract with Paradise Landscaping* be moved to “reports”.

4. OPEN FORUM

A. None to report

5. CORRESPONDENCE

A. Key Activation process emails were received

6. EXECUTIVE ACTIONS

6. Executive Session Actions – Items discussed
- a. Legal Matters –
 - 1. Property in violation of county code discussed
 - 2. Homeowners with high balances – actions discussed
 - b. Personnel --
 - 1. Employee performance and conduct discussed
 - c. Contracts --.
 - d. Property Issues –
 - 1. Violations and actions to be taken discussed
 - 2. Restrictions and fees discussed

7. REPORTS

A. Administrative – Financial review from CPA has been requested. All key cards were turned off as of January 2, 2024, Greenbelt sent.

B. Landscaping – Concern over rainy days missed by Paradise Landscaping. Jackie reported we pay for 4 weeks a month, often we have a 5 week month that we are not charged for, so the missed days of rain balance.

- C. Greenbelt – Looking for vendors to mow the Greenbelt
- D. Financials – Assessment increase recap
- E. Maintenance – Eric is doing well, pool & spa are cleaner than ever. Possible fence project on 156 discussed.

8. OLD BUSINESS

- A. Update of Pool & Hot tub guest policy - Moved to next month's meeting
- B. Reissue of Pool/Spa key access card – Homeowner's notified of Jan. 2 deactivation. Reactivation process has begun

9. NEW BUSINESS

- A. Tree Bids - Motion made for work on numerous trees and stump removal work for \$2035.00 approved
- B. Cost Analysis – Community Financials cost discussed, Nathalie to research options
- C. Duties of Officers – Moved to closed session
- D. Board Member Training – Budget offers training for Board Members if sought
- E. 2024 Goals – Next month's meeting will dedicate 1 hour to establishing OHHA 2024 Goals
- F. Security Gate locks for playground and tennis courts – Moton made to initiate a project to look into the security options for the playground and tennis courts approved
- G. Website – Updating website moved to next meeting's 2024 Goals portion

10. **ADJOURNMENT** 7:52PM by Barbara

11. **NEXT MEETING DATE.** The next monthly Board meeting is scheduled for February 14, 2024 at 7:00pm at the Prunedale Library and on Zoom.

(Draft pending Board approval at next meeting)