

Oak Hills Homeowners Association

Monthly Board Meeting Agenda for Wednesday December 17, 2025

Open Session

At the CASTROVILLE Library– 7:00 p.m.

1. Establishment of Quorum (4)

2. Approval of Agenda

3. Approval of Regular meeting minutes November 25, 2025.

4. Correspondence –

5. Executive Session Actions -

a. Legal: Homeowner requested back meeting minutes regarding private drive fees.

We need to hire a lawyer to tell us about privacy laws. Motion passed.

b. Personnel: chemicals in pool not checked. Jackie is handling the situation.

c. Pump needs to be lowered part of the day to save electricity when pool is closed.

Pool closing November 3rd.

d. Property: Owner showed up and apologized. Son let in his friends. The friends were out of control. Motion to impose 30-day suspension with no fine passed.

Owner 2 was a no-show. Motion to impose \$200 fine and 60 days suspension passed.

e. Letter being sent to: Owner about too many underage kids in hot tub. Hearing scheduled for 11/19. Owner regarding weeds. Hearing scheduled for 11/19.

Board members will contact homeowners with high balances.

6. Reports -

a. Emma - Administrative

b. Jackie – Maintenance

c. Rod - Greenbelt & Landscaping

d. Rod – Financials

7. Old Business –

a. CSA 45 – Jackie

b. Street Light - Rod

c. Update signs at Rec Center - Barbara

e. Community Outreach – Holly

f. Tree Bids – Rod

g. Tennis Court Policy Update

h. OHHA CC & R review – Barbara

i. Halloween Contest

8. New Business –

a. Noise Policy - Holly

b. Home Business/Daycare inquiry

c. Corner upgrade 9907 Pampas Path

d. Spa rules

9. Public/Board Comment –

Each speaker is allowed two minutes to address the Board in a constructive and professional manner.

10. Adjournment -

*Next Regular Meeting January 21, 2025 at 7:00 pm **CASTROVILLE** Library Community Room*

Oak Hills Homeowners Association

Executive Board Meeting Agenda for Wednesday

December 17, 2025

Closed Session

CASTROVILLE Library – 8:00 p.m.

1. Establishment of Quorum (4)
2. Approval of Agenda
3. Approval of Minutes
4. Legal
5. Personnel
6. Contracts
7. Property
8. Adjournment