

Oak Hills Homeowners Association
Monthly Board Meeting Minutes – Open Session
April 8, 2026

1. CALL TO ORDER

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

2. ROLL CALL

Board Members

Barbara Gulley, President
Jackie Lonerio, Vice President
Rod Karg, Treasurer
Holly Gray, Secretary
Roy Ray, Member at Large
Kathryn Pernet, Member at Large

3. APPROVAL OF AGENDA & MINUTES

- a. The Agenda for tonight's meeting was approved.
- b. The Minutes of March 18, 2026 Board Meeting were approved.

4. CORRESPONDENCE

- a. 2 hearing responses.
- b. New key requests.
- c. Fly Fishing date change.

5. EXECUTIVE ACTIONS

3/18/26

a. Legal -

Reimbursement for driveway case not appropriate because we didn't go to trial.

b. Personnel -

Claire resigned

Jackie asked Devon to replace Claire but we don't have confirmation yet

Eric will take care of ordering supplies

c. Contracts -

Paradise landscaping not doing their job. Conference call to be scheduled next week if job not completed by Friday.

d. Property -

1. New homeowner, Landscape violation. Nobody there. Death in family. They said they will take care of it.

2. Owners are putting in fences and driveways. They will be sent letters notifying them that they must submit an ARC Application.

3. Owner wants to cut tree branch to allow parking RV. Letter going out saying they cannot use OHHA property as personal driveway.

4. Homeowners to be sent to collections.

4/6/26

a. Numerous property issues were discussed. No action was taken.

6. REPORTS

- a. Emma - Administrative
 - 1. Greenbelt published
- b. Jackie – Maintenance
 - 1. County inspection scheduled
 - 2. Motion to approve \$2300 to come from the Reserve Account for new pump from Leslie’s to replace broken pool pump passed.
 - 3. New gate at 156 installed.
 - 4. Motion to replace the valve for no more than \$400 to come from the Reserve Account passed.
 - 5. Sander was rented for the tennis courts. Next step will be sealer, patching and paint.
- c. Rod - Greenbelt & Landscaping
 - 1. Paradise Landscaping came Friday and Saturday to catch up on work.
 - 2. CalFire – No longer weed whacking due to CA Law regarding no handheld gas motorized machinery. Bid will be sought to service the area on Charter Oak & Maul Oak that we do not mow.
- d. Rod – Financials
 - 1. Rod, Jackie and Roy have reviewed the financials.

7. OLD BUSINESS

- a. CSA 45 – No update.
- b. Street Light – No update.
- c. Gate at 156 – Installed.
- d. Proposed Collection Policy – No update.

8. NEW BUSINESS

- a. Purchase of 2 more gates for fence line at 156 – Motion to buy 2 new gates passed. The 2 new gates and the previously purchased gate will be charged to the Reserve Account.

4. PUBLIC/BOARD COMMENTS

- a. Barb wire fencing still down at 156.
- b. Tennis court update by homeowner volunteer Randy.
- c. Homeowners present to discuss the need for a large Eucalyptus tree removal. Permits and arborists will be contacted.

10. ADJOURNMENT

7:43pm by Barbara

The next monthly Board meeting is scheduled for **May 20, 2026**, at 7:00pm at the **Castroville Library**.