

Oak Hills Homeowners Association
Monthly Board Meeting Minutes – Open Session
October 15, 2025

1. CALL TO ORDER

President Barbara Gulley called the meeting to order at 6:59PM.

2. ROLL CALL

Board Members

Barbara Gulley, President
Jackie Lonero, Vice President
Rod Karg, Treasurer
Holly Gray, Secretary
Roy Ray, Member at Large
Jacob Wright, Member at Large

3. APPROVAL OF AGENDA & MINUTES

- a. The Agenda for tonight's meeting was approved.
- b. The Minutes of September 17, 2025 Board Meeting were approved.

4. PUBLIC/BOARD COMMENTS

- a. Proposal for increase of dues opposed; request for more information given.
- b. Budget question; greenbelt maintenance vs. landscaping breakdown inquiry-description given by Rod.
- c. CSA 45 questions asked and answered by Jackie.
- d. Homeowner on Foxtail has a water issue and needs help diverting from house.

5. CORRESPONDENCE

- a. Homeowner hearing chickens and or roosters in area.
- b. Report of person jumping fence to enter pool area.
- c. Report of racoons getting into garbage of neighbor and mess being left.
- d. Branch from greenbelt tree came down on homeowner's fence.
- e. Key requests.
- f. Inquiry about Spectrum project on Clover Trail.
- g. No statement being delivered to homeowner by Community Financials.
- h. Homeowners wanted gate opened by 156 due to fire.
- i. Complaints about noise on Clover Trail.

6. EXECUTIVE ACTIONS

- a. People still owe dues. Barbara is going to knock on doors.
- b. Motion to appoint Jacob Wright to the OHHA Board passed.
- c. Timecard reviews: Have Admin process them.
- d. Incidents: Hearings on October 15 at 6:10 pm and 6:30 pm will be held to determine if the homeowner should be fined the amount listed and their access suspended.
 - a. Homeowner witnessed kids moving picnic table, underage, non-residents, no adult supervision, safety issue.

- b. Hot tub, dog, guests drinking, inappropriate behavior, health and safety violation.
- e. Homeowner paid fines and cleaned yard.
- f. Property: fence line issue.

7. REPORTS

- a. Emma - Administrative
 - 1. Fall edition of the Greenbelt has been delivered.
 - 2. Notice 4041 delivered.
- b. Jackie – Maintenance
 - 1. Pool temperature was found at 86 degrees, turned back down to 82 degrees, the normal temperature.
 - 2. Gate at 156 discussed – Motion to purchase gate from Tractor Supply for the amount not to exceed \$250 with delivery of \$70 passed.
- c. Rod - Greenbelt & Landscaping
 - 1. Nothing to report.
- d. Rod – Financials
 - 1. Rod, Roy and Barbara have reviewed the financials.

8. OLD BUSINESS

- a. CSA 45 – Jackie doing best to get info, last year’s budget presented.
- b. Street Light – PGE to come within one month to fix.
- c. Update signs at Rec Center – Adding items.
- d. Community Outreach – Nothing new to report.
- e. Tree Bids – Motion to accept bid from El Gabilan to prune 3 Eucalyptus trees behind home on Brome Trail for \$2975 passed.
- f. Tennis Court Policy Update – Deferred to next meeting.
- g. OHHA CC & R review – Deferred to next meeting.
- h. Adoption of 2026 budget – Motion to accept the budget with bi-monthly dues to increase to \$150 to allow for full funding of the reserve fund as recommended by the reserve study passed.
- i. Prop 218 – Mailers from Supervisor Church detailing this proposition regarding taxes for storm drains and streetlights in Oak Hills discussed.

9. NEW BUSINESS

- a. Pool temperature – Pool temperature brought back to 82 degrees.
- b. Noise Policy – Deferred to next meeting.
- c. Halloween Contest – Best decorated home to receive \$50 Amazon gift card. Judged from outside impartial group of judges.

10. ADJOURNMENT 7:58pm by Barbara

The next monthly Board meeting is scheduled for **November 19, 2025**, at 7:00pm at the **Castroville Library**.