

OAK HILLS HOMEOWNERS ASSOCIATION  
Board Meeting Minutes  
October 14, 2020

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

Tom called the ZOOM meeting to order at 7:04 pm.

1. Establishment of Quorum (5):
  - a. A Quorum was established.
2. Agenda:
  - a. Approval of Agenda – Motion to approve agenda. Rod/Barbara. Motion carried.
3. Minutes:
  - a. Approval of September 9, 2020 Regular Session Minutes. Motion to approve September 9, 2020 Regular Session Minutes. Rod/Barbara. Motion carried.
  - b. Approval of October 9, 2020 Exec Meeting. Motion to approve October 9, 2020 Executive Minutes. Rod/Barbara. Motion carried.
4. Public/Board Comments
  - a. Homeowner questioned a homeowner that built a gate to access the greenbelt and now there is traffic through gate. Board will look into it.
  - b. Homeowner ask to put email address on monthly board meeting notice.
  - c. Homeowner asked the Board members to put their title by name in Zoom meeting
  - d. Dana reported that the County does not recommend trick or treating. He recommended putting a sign at the map and pool house stating no trick or treating. The Board discussed recommendations.
5. Correspondence:
  - a. Fernando reported that he was asked by a few homeowners if pool would be open through Thanksgiving.
6. Reports:
  - a. Maintenance
    1. Tom reviewed completed maintenance tasks and tasks needed to open the pool.
  - b. Budget/Utility Report
    1. The monthly Budget report for September 2020 was presented. Barbara/Jackie motion to accept the budget report as presented. After discussion, the motion carries.
  - c. Reconciliation Report
    1. Renate and Rod attested that they have reviewed the September 2020 financial documents and reports.
  - d. Administrative Report -
    1. Steve reported that he has emailed Golden Consulting to get a timeframe on the Reserve Study. Waiting to hear back from them.

2. Steve reported that he was able to talk to a Cal Am Water employee and ask that the Sewer Manager contact him.
  3. Steve reported that Mitch got Blackthorne Spa to match our current vendor's prices on chemicals and deliver at no charge. He is in the process of setting up an account with Blackthorne Spa.
  4. Steve reminded the Board that newsletter articles are due by Oct 25<sup>th</sup> to Cynthia (Editor) He also confirmed Holiday decoration contest is on.
  5. Barbara complimented Steve on saving the HOA hundreds of dollars on the last mailing. She also complimented Steve & Mitch for looking at ways to save the HOA money.
- e. Greenbelt - Rod
1. Rod reported 2 out of 3 board approved greenbelt projects have been completed. The project behind Scarlet Oak is too wet to access.
  2. Tree planting project slated for Oct 31, 9am to plant trees.
- f. Executive Sessions Actions
1. None to report.
7. Committee Reports:
- a. Landscaping – Rod
    1. Rod reported that a homeowner is complaining of an HOA shedding branches and shedding needles onto her yard. The tree is dying and Rod recommended that the tree be taken down. The Board ask Rod to get a few bids and present the bids at the next board meeting.
8. Old Business
- a. CCR's/Bylaws Ballots
    1. Tom reported that the HOA is under the new CC&Rs and Bylaws.
  - b. Railroad ties/dirt barriers by parking lot replacement
    1. Tom will put this project on the maintenance project list.
  - d. Architectural Committee
    1. Tom reported their first meeting will be October 15<sup>th</sup> at 7pm.
9. New Business:
- a. Park / Playground Reopening - Tom
    1. Tom talked about the park / playground opening. It will be sanitized daily.
  - b. Pool Closing Date
    1. Tom discussed with the Board extending the pool closing date, weather permitting. After discussion, the Board will hold a brief meeting to discuss options. Rod inquired on when the pool closes, how will the playground stay open if no one will be working on the weekends. Todd volunteered to sanitize the playground on the weekends when he is home.
  - c. New Maintenance Projects
    1. Tom asked the Board if they see anything that need to be done, to bring it to his attention and he will add it to the project list.

Adjournment – The meeting was adjourned at 7:55 PM. Jackie/Todd  
**Next General Meeting Date – November 11, 2020 via ZOOM, 7:00 pm**