

OAK HILLS HOMEOWNERS ASSOCIATION

Board Meeting Minutes

January 11, 2023

Tom Dominy called the ZOOM meeting to order at 7:14 pm.

1. Establishment of Quorum (4):

a. A Quorum was established with the following members Tom Dominy, Rod Karg, Mike Kelly, and Keturah H. Joneson

2. Agenda:

a. Approval of Agenda – Motion to approve agenda (Mike) seconded (Keturah). Motion carried. With (4) Ayes Tom Dominy, Rod Karg, Mike Kelly, and Keturah H. Joneson (0) Nays

3. Minutes:

a. Approval of Meeting minutes:
Regular Meeting December 14, 2022, and executive meeting. Motion to approve both minutes (Mike) seconded (Keturah). Motion carried. With (4) Ayes. Tom Dominy, Rod Karg, Mike Kelly, and Keturah H. Joneson 0 Nays

4. Public/Board Comments

a. Tom reported we are working on making sure Zoom is accessible to all. Asked for Agenda to be added to Zoom invitation email blasts. Emma will provide Agenda with Zoom invitations.

5. Correspondence

- a. A homeowner complained we do not include return envelopes in the invoices they receive.
- b. Rod reported that two homeowners want trees trimmed next summer.

6. Reports:

a. Administrative Report – Emma

- 1. PGE statements received showing electric breakdown of charges in bill that were missing from two statements.
- 2. 0103 Office phone number is now being ported to an Office cell phone with Spectrum
- 3. Mailbox has been successfully established at pool house 14460 Charter Oak
- 4. Laptop for Admin - Motion to approve a new laptop of up to \$1200 for Admin (Rod) seconded (Mike). Motion carried. With (4) Ayes. Tom Dominy, Rod Karg, Mike Kelly, and Keturah H. Joneson 0 Nays

b. Maintenance

- 1. Tom- Sliding door waiting to be installed, Chris and Mike are obtaining bids.
- c. Executive Session Actions – Two motions: increase the pay for weekend employee, carried. Bid to remove destroyed sign debris and replacement of OHHA sign on Cathedral Oak awarded to a contractor, carried

d. Greenbelt – Rod

- 1. Two homeowners were sent letters regarding tree maintenance

2. New bid on mowing will be obtained
3. One tree fell behind the tennis courts

e. Budget –

1. 2 homeowners cannot pay via the statement through email. Rod motioned for the reversal of late fees. Seconded (Keturah) Motion carried. With (4) Ayes. Tom Dominy, Rod Karg, Mike Kelly, and Keturah H. Joneson 0 Nays
2. Idea to charge members for mailing statements. Put on Agenda for next meeting.
3. Insurance payment of \$9500 received for repair of the sign wall.

7. Old Business

- a. Tom – Christmas contest winner was Keturah and family.
- b. Tom – Board reviewed the ARC policy. Mike Kelly gave status report, all voted for changes made, county clarification needed. Mike motioned to send ARC to attorney for review, seconded (Keturah). Motion carried. With (4) Ayes. Tom Dominy, Rod Karg, Mike Kelly, and Keturah H. Joneson 0 Nays

Adjournment – The meeting was adjourned at 7:57PM. Tom

Next Regular Meeting – February 08. 2023, 7:00 pm