

OAK HILLS HOMEOWNERS ASSOCIATION

Board Meeting Minutes

December 14, 2022

Tom Dominy called the ZOOM meeting to order at 7:10 pm.

1. Establishment of Quorum (4):

a. A Quorum was established with the following members Tom Dominy, Rod Karg, Fernando Munoz, Todd Fridey, Keturah H. Joneson and Cerisa Skinner

2. Agenda:

a. Approval of Agenda – Motion to approve agenda (Cerisa) seconded (Todd). Motion carried. With (6) Ayes Tom Dominy, Rod Karg, Fernando Munoz, Todd Fridey, Keturah H. Joneson and Cerisa Skinner (0) Nays

3. Minutes:

a. Approval of Meeting minutes:

Regular Meeting November 9, 2022. Motion to approve minutes (Todd) seconded (Keturah). Motion carried. With (6) Ayes. Tom Dominy, Rod Karg, Fernando Munoz, Todd Fridey, Keturah H. Joneson and Cerisa Skinner. 0 Nays

Motion to approve minutes for all member meeting for ARC Policy on November 30, 2022. Motion to approve minutes. (Todd) seconded (Keturah). Motion carried. With (6) Ayes. Tom Dominy, Rod Karg, Fernando Munoz, Todd Fridey, Keturah H. Joneson and Cerisa Skinner. 0 Nays

Motion to approve minutes for Ex Com Meeting Nov. 19. Motion to approve minutes. (Todd) seconded (Keturah). Motion carried. With (6) Ayes. Tom Dominy, Rod Karg, Fernando Munoz, Todd Fridey, Keturah H. Joneson and Cerisa Skinner. 0 Nays

4. Public/Board Comments

a. A homeowner reported Zoom issue, unable to log in from website. Same homeowner reported pallets piling up on Foxtail. Homeowner has requested to become Board Member.

5. Correspondence

a. A homeowner complained about dirt bikes on his private property. Rod responded.

6. Reports:

a. Administrative Report – Emma

1. PGE statements are not showing electric breakdown of charges in bill. Emma will follow up.
2. Lockbox will have “Lost and Found” label added to it.

b. Maintenance

1. Rod – Spa closed by health department on Dec 13. The Spa will remain closed until Chris can bring the chemicals into an acceptable range verified by the inspector.

2. Tom reported Chris has fixed swings and will repaint the swing bars.

3. Todd motioned to hire a contractor to replace the sliding glass door. Seconded (Keturah). Motion carried (6) Ayes Tom Dominy, Rod Karg, Fernando Munoz, Todd Fridey, Keturah H. Joneson and Cerisa Skinner (0) Nays

4. Tom – Toilet doors will be patched and repainted. Sandbox has been cleaned. Tom will follow up with Chris regarding pool algae and debris on side of shed.

5. Tom – Meeting sign on front will be changed from phone number to Zoom link.

d. Greenbelt - Rod

1. Water has created a nice barrier to keep dirt bikes at bay.

e. Budget –

The October Monthly Financial Reports have been reviewed.

Rod motioned for the transfer of \$825 to pay for the roof repair from reserve to the operating account. Seconded (Todd) Motion carried with (6) Ayes Tom Dominy, Rod Karg, Fernando Munoz, Todd Fridey, Keturah H. Joneson and Cerisa Skinner (0) Nays

7. Old Business

a. Rod - Repairs to pump – Blackthorne is coming Tuesday Dec 20 to address plumbing and the sand filter issue. Sand filter did not fit through the door. Probably need to use 2 filters and increase the size of the pipes to 2 1/2 inches. Blackthorne will do the plan check with county health dept., cost TBD.

b. Todd - Chlorine feeder plan check. Issue deferred to Executive meeting.

c. Tom - Christmas Contest will be judged by Tom's associate who does not live in Oak Hills on December 18.

Adjournment – The meeting was adjourned at 7:39PM. Tom

Next Regular Meeting – January 11, 2022, 7:00 pm

DRAFT -Pending Board on Approval 1.11.23

Oak Hills Homeowner's Association
ARC/Board Meeting
November 30, 2022

Tom Dominy called the meeting to order at 6:03 PM.

1. Establishment of a quorum (5). A quorum was established with the following members - Tom Dominy, Rod Karg, Dana Suverkrop, Fernando Munoz, Todd Fridey, Mike Kelly and Keturah Joneson. Community ARC member: Gerald Gifford.

2. Agenda. Approval of Agenda - Motion to Approve - Dana. seconded - Rod. Motion carried. Ayes - Tom, Rod, Dana, Todd, Keturah and Mike.

3. Public/Board Comments - none

4. Agenda: Review of Part IV. Penalties, fines, penalty letter and Architectural Review and Approval Request.

Introduction. First Sentence - Penalties and Fines. Mike motioned to delete first sentence after Penalties "If the homeowner fails to obtain proper permits/approvals, the HOA Board after a Board hearing with the homeowner may start fining him until all corrections have been completed." Seconded - Rod. Motion passed. (3) Ayes - Tom, Rod and Mike. (2) Nays - Dana and Todd.

Introduction. Second paragraph. Mike motioned to delete the last two sentences " The Board will not report homeowners who fail to get a design approval or permit as part of the application process. However, since a County code is not met, this will result in disapproval of the application, along with but not limited to any applicable fines and levies as defined within this document." Seconded - Rod. Motion passed - (3) Ayes - Tom, Rod and Mike. 2 Nays - Todd and Dana.

Offenses:

Rod motioned to approve all sections from 1-3. Seconded - Todd. Motion passed. 6 Ayes - Tom, Rod, Dana, Todd, Keturah and Mike. 0 Nays.

The Board will; (actions and penalties).

Section 1-3. Todd motioned to approve paragraphs 1-3. Seconded - Mike. Motion passed Ayes - 7 Ayes - Tom, Rod, Dana, Fernando, Todd, Mike and Keturah. 0 Nays.

The Board will: (actions and penalties)

Sections 4-6. Todd motioned to approve sections 4-6. Seconded - Dana. Motion passed 7 Ayes - Tom, Rod, Dana, Fernando, Todd, Mike and Keturah. 0 Nays.

Appendix B.

Todd motioned to approve the letter, (Appendix B) as written. Seconded - Dana. Rod motioned to amend the letter in paragraph 3 by replacing meeting with hearing (line 3). Change the second to last sentence in the same paragraph to "If you do not respond within 30 days, the Board will start initiating a \$100 penalty every month for six months or until compliance is met." Replace the final sentence with "After that, the penalty will increase to \$200/month or until you meet compliance." Seconded - Todd. Motion passed 7 Ayes - Tom, Rod, Dana, Fernando, Todd, Mike and Keturah. 0 Nays.

Architectural Review Informational and Approval Request.
Document needs further review.

Adjournment - Tom motioned to adjourn the meeting. Seconded - Mike. The meeting was adjourned at 7:20 pm.

Dana Suverkrop
Secretary
Oak Hills Homeowners Association