

OAK HILLS HOMEOWNERS ASSOCIATION

Board Meeting Minutes

August 10, 2022

Tom Dominy called the ZOOM Meeting to order at 07:01 pm

1. Establishment of Quorum (4):

- a. A Quorum was established with the following members: Tom Dominy, Rod Karg, Dana Suverkrop, Fernando Munoz, Cerisa Skinner, and Keturah H. Joneson

2. Agenda

- a. Approval of Agenda – Motion to approve (Dana), seconded (Rod). Motion carried with (6) Ayes: Tom, Rod, Dana, Fernando, Keturah and Cerisa

3. Minutes

- a. Approval of June & July Monthly minutes and July Executive Committee minutes – Motion to approve (Rod), seconded (Keturah). Motion carried with 6 Ayes: Tom, Rod, Dana, Fernando, Keturah and Cerisa.

4. Public/Board Comments

- a. Homeowner comments on issues with graffiti on the new picnic tables and the amount of cobwebs on the fences around the park.
- b. Homeowner comments on the pic tables not being tied down in the park.
- c. Homeowner comments on the issue of the work not being finished on Foxtale and if the Board has decided on any repercussions for the homeowner. Tom replied that the Board will not be pursuing any legal repercussions in the matter.
- d. Homeowner commented on the progress of the pool getting back up and running.

5. Correspondence

- a. Emails from residents regarding pool and Community Financial issues.

6. Reports

- a. Administrative Report - Chris
Chris reported that weekend maintenance job posting is on the dog pots, our website, and Craigslist. Chris reported that there is an interview scheduled to fill for the weekend maintenance position.
- b. Maintenance Report - Chris
Chris reported that the pool service contractors were out to consult the previous week. Blackthorne Pool & Spa did come out and replace our backflush valves but could not replace the filters or fix the issues we are having with them. A few days later we were able to get the filters replaced and the filter issues resolved by another company. Chris reported that the pool was still closed until it had time to filter.

Chris reported that the electrical was finished in the pump room to install the chlorine feeders and will be meeting with Todd to figure out when we can get them up and running.

Chris reported that ATT came back out and re-established our emergency phone lines at the pool and in the spa room.

Executive Session Actions - Tom

Motion was made to hire an attorney to advise the HOA about the status of a home in violation of the CC&R standards and approve the payment of attorney fees up to \$5,000.

c. Greenbelt - Rod

Rod reported on a large broken branch by the playground. Rod motioned to approve the bid for EL Gablan to remove the broken branch and trim the four trees located in that area for \$750. Mike seconded. Motion Passed (6) Ayes - Tom, Rod, Dana, Mike, Fernando, Cerisa and Keturah. (0) Nays.

Rod reported that the Oak Hills Survey Crew has had a member sell their home and move away. There is a spot open for that committee. If anyone is interested in filling that position please send him an email. The position is available to any homeowner.

Rod reported that Cal Fire had completed their work and that he had received the invoice for \$4117. Cal Fire provided a crew for 12 days of 13-17 members and a chipper for seven days of use.

d. Budget/Utility - Rod

Utility report- received and accepted.

Financial report from Community Financials – Received and accepted.

Rod motioned to move \$16,385 from the reserve account to the operating account for the concrete work that is finished. Cerisa seconded. Motion Passed (7) Ayes - Tom, Rod, Dana, Mike, Fernando, Cerisa and Keturah. (0) Nays.

7. New Business

a. Dog Park Committee – Adam Dominy

Rod reported that a decision was made but Adam Dominy was not ready to present that decision regarding the dog park. Tabled for future meeting.

b. Rec Center Improvements – Fernando Munoz

Fernando reported that he was still waiting on bids. Tabled for future meeting.

c. Annual Picnic-Tom

Tom motioned to approve the return of the annual picnic for September 24th.

Motion Passed (7) Ayes - Tom, Rod, Dana, Mike, Fernando, Cerisa and Keturah. (0) Nays.

d. ARC Committee- Tom

Tom reports that the ARC Committee is finished with the final draft of the ARC's.

Dana reports that the finished final draft of the ARC needs further discussion at another date for approval and amendments.

The meeting was adjourned at 8:03 pm.

Next General meeting Date – September 14, 2022, via ZOOM, 7:00 pm