

Oak Hills Homeowners Association

Monthly Board Meeting Agenda for Wednesday January 21, 2026

Open Session

At the CASTROVILLE Library– 7:00 p.m.

1. Establishment of Quorum (4)

2. Approval of Agenda

3. Approval of Regular meeting minutes December 17, 2025.

4. Correspondence –

5. Executive Session Actions -

a. Homeowner has taken legal action and requested all HOA documentation, according to Davis- Sterling Act, regarding private drive fees. OHHA has provided requested documentation.

b. Motion to provide raises of 6% for 2 employees passed. Employees did not receive an increase in over 2 years.

c. Hearing regarding too many underage kids in hot tub. Father and son showed up. Son was remorseful. Fine was waived. 60-day Suspension of key card passed.

d. Hearing regarding alcohol in hot tub area. Homeowner wrote an apology letter, as he was unable to attend the hearing due to a work event. Fine was waived. 60-day Suspension of key card passed.

6. Reports -

a. Emma - Administrative

b. Jackie – Maintenance

c. Rod - Greenbelt & Landscaping

d. Rod – Financials

7. Old Business –

a. CSA 45 – Jackie

b. Street Light - Rod

c. Community Outreach – Holly

d. Tree Bids – Rod

e. Tennis Court Policy Update

8. New Business –

a. Noise Policy - Holly

b. Change date of annual meeting to May 19, 2026.

c. Modular/ manufactured homes.

d. Christmas contest winner

e. Amendment to the Bylaw Certificate

f. Homeowner request to trim Association tree and park RV in the backyard, crossing Association property

9. Public/Board Comment –

Each speaker is allowed two minutes to address the Board in a constructive and professional manner.

10. Adjournment -

*Next Regular Meeting February 18, 2026 at 7:00 pm **PRUNEDALE Library Community Room***

Oak Hills Homeowners Association

Executive Board Meeting Agenda for Wednesday

January 21, 2026

Closed Session

CASTROVILLE Library – 8:00 p.m.

1. Establishment of Quorum (4)
2. Approval of Agenda
3. Approval of Minutes
4. Legal
5. Personnel
6. Contracts
7. Property
8. Adjournment