

Oak Hills Homeowners Association
Monthly Board Meeting Minutes – Open Session
August 20, 2025

1. CALL TO ORDER

Vice President Jackie Lonero called the meeting to order at 7:00PM.

2. ROLL CALL

Board Members

Barbara Gulley, President (Absent)
Jackie Lonero, Vice President
Rod Karg, Secretary/Treasurer
Roy Ray, Member at Large
Holly Gray, Member at Large
Mohammad Reza Kazemi, Member at Large

3. APPROVAL OF AGENDA & MINUTES

- a. The Agenda for tonight's meeting was approved.
- b. The Minutes of the July 16, 2025 Board Meeting were approved.

4. CORRESPONDENCE

- a. Balance Inquiry.
- b. Realtor call.
- c. Multiple Community Financials calls.
- d. Moving access key questions.
- e. Park party.
- f. Violation follow up.
- g. Homeowner on other side inquiry about pool use.
- h. Homeowner requests a hold on all tree trimming and removal expenditures until our association has completed any required permits.

5. EXECUTIVE ACTIONS

- a. Progress was made at home.
- b. Messy front yard persists at home.
- c. Schedule a hearing for home due to their failure to complete their landscaping and maintain their basketball hoop upright.
- d. Discussion about getting in touch with people who may need help paying their HOA dues.

6. REPORTS

- a. Emma - Administrative
 - 1. 2025 3rd Quarter Greenbelt published.
 - 2. CF conversion alerts out & inquiries coming in.
- b. Jackie – Maintenance –
 - 1. Weekend/backup maintenance person hired.

2. Leak in park reported.
3. Barb wire fence and gate at Hwy 156 discussed.
- c. Rod - Greenbelt & Landscaping
 1. Homeowner request of Eucalyptus tree removal on Colonial and Charter Oak deferred to ExCom session.
- d. Rod – Financials
 1. Rod and Roy have reviewed the financials.
 2. New portal set up discussion.
 3. Motion to move the CD rolling over on Sept. 25 to a 12-month CD at 3.68% approved.
 4. Motion to move \$60,000 Shadow Oak reserve account a 12-month CD approved.
 5. Budget meeting scheduled for Sept. 3rd at 7pm in the Castroville Library.

7. OLD BUSINESS

- a. Rec Center Landscaping Project – No report.
- b. Access key card contract update – Motion to accept revised key card access to include playground and tennis courts approved.
- c. CSA 45 broken streetlight – Still down. Admin trying repeatedly to get PGE out.
- d. Update signs at Rec Center – Sign update needed.
- e. Ice Cream Social Community Event – \$75 budget for ice cream and brownies.
- f. OHHA CC & R review – Deferred to next meeting.
- g. Community Outreach – No report.

8. NEW BUSINESS

- a. Tree Bids – Deferred to ExCom session.
- b. Tennis Court Policy update – revisions discussed.

9. PUBLIC/BOARD COMMENTS

- a. Homeowner requesting clarification and help with new CF conversion.
- b. Homeowner helping with cracks and upkeep of tennis courts doing a great job.

10. ADJOURNMENT 7:40pm by Jackie

The next monthly Board meeting is scheduled for **September 17, 2025**, at 7:00pm at the **Castroville Library**.