

**Oak Hills Homeowners Association**  
**Monthly Board Meeting Minutes – Open Session**  
**June 17, 2026**

**1. CALL TO ORDER**

President Tom Dominy called the meeting to order at 7:00PM.

**2. ROLL CALL**

Board Members

Tom Dominy, President  
Jackie Lonerio, Vice President (Absent)  
Rod Karg, Treasurer  
Kathryn Pernet, Secretary  
Roy Ray, Member at Large

**3. APPROVAL OF AGENDA & MINUTES**

- a. The Agenda for tonight's meeting was approved.
- b. The Minutes of May 20, 2026, Board Meeting were approved.

**4. PUBLIC/BOARD COMMENTS**

- a. Homeowner was happy with the new updates to the Greenbelt Newsletter.
- b. Homeowner shared a suggestion regarding our meeting structure. They proposed moving the public and board comment sections to the end of the agenda, which would allow residents to provide feedback on the specific topics discussed during the meeting.
- c. Discussion of items that should be discussed in open session vs. closed session.
- d. Homeowners present to give update on the Eucalyptus tree.

**5. CORRESPONDENCE**

- a. Landscaping violation replies.
- b. Key requests and second key request.

**6. EXECUTIVE ACTIONS**

- a. Motion to eliminate use of the Home Depot gift card and re-establish the HOA credit/debit card passed
- b. Eucalyptus tree removal request
- c. Motion to have the homeowners secure an Arborist report, followed by a permit from Monterey County passed

**7. REPORTS**

- a. Emma - Administrative
  1. The Greenbelt Newsletter's summer edition has been published.
- b. Jackie – Maintenance – nothing reported.
- c. Rod - Greenbelt & Landscaping
  1. Request for blackberry bush removal by homeowner; board will meet at the property to discuss.
  2. Cagwin & Dorward will weed whack south and east of Maul Oak.
  3. Cal-Fire Pinnacles contacted; the fire battalion chief will come out to survey

down trees and branches for chipping. Possible weed whacking.

4. 34 landscaping violations have been sent to homeowners.

d. Rod – Financials

1. Rod, Kathryn and Roy have reviewed the financials.

2. Currently \$9800 under budget; right on track at this time of year.

#### **8. OLD BUSINESS**

a. CSA 45 – no report

b. Street Light – Runaround by PGE & county continues; contacting Church's office & Gary looking into it.

c. Gates at 156 – Installed; nothing new to report.

d. Proposed Collection Policy – Sent to attorney awaiting reply.

#### **9. NEW BUSINESS**

a. Annual Picnic – Scheduled for 9/12/26; Tom to look into catering.

#### **10. ADJOURNMENT**

7:36pm

The next monthly Board meeting is scheduled for **July 15, 2026**, at 7:00pm at the Castroville Library.