

Oak Hills Homeowners Association
Monthly Board Meeting Minutes – Open Session
January 21, 2026

1. CALL TO ORDER

President Barbara Gulley called the meeting to order at 7:00PM.

2. ROLL CALL

Board Members

Barbara Gulley, President

Jackie Lonero, Vice President

Rod Karg, Treasurer

Holly Gray, Secretary (Absent)

Roy Ray, Member at Large

3. APPROVAL OF AGENDA & MINUTES

- a. The Agenda for tonight's meeting was approved.
- b. The Minutes of December 17, 2025, Board Meeting were approved.

4. CORRESPONDENCE

- a. Homeowner reached out about replacement key.
- b. New key request.
- c. Community Financial log-in complaints resolved.
- d. Complaints about a rooster in the neighborhood continue.

5. EXECUTIVE ACTIONS

- a. Homeowner has taken legal action and requested all HOA documentation, according to Davis- Stirling 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

1. Next month's meeting will be held in the Prunedale Library
2. Articles for the new year Greenbelt sought.
3. Election 2026 notice has been sent to homeowners and posted on bulletin board and website.

- b. Jackie – Maintenance

1. Eric repairing tennis court cracks.
2. Chain installed on the gate at 156. Eric will follow up on gate delivery.

- c. Rod - Greenbelt & Landscaping
 - 1. Paradise Landscaping came late on Friday, returned Wednesday to finish work.
 - 2. Motion to accept the bid from Irish Excavation for \$10,5000 to mow the entire Greenbelt passed.
- d. Rod – Financials
 - 1. Rod and Barbara have reviewed the financials.

7. OLD BUSINESS

- a. CSA 45 – Nothing new to report.
- b. Street Light – No update from PGE.
- c. Community Outreach – Nothing new to report.
- d. Tree Bids – Motion to accept bid from AB Tree Service for \$2,533 to trim 3 Olive trees and 5 Red Iron Bark Eucalyptus trees on the northside of Charter Oak and Bluestem and just east of the playground passed.
- e. Tennis Court Policy Update – Motion to accept the Tennis Court Policy with new update regarding age passed.

8. NEW BUSINESS

- a. Noise Policy – No progress.
- b. Change of annual meeting to May 19, 2026 – Motion made to change the date of the annual meeting to May 19, 2026 due to lack of quorum passed.
- c. Manufactured homes – Homeowners of the home on Charter Oak whose home was destroyed by fire gave update on their property and their options for rebuilding the house they are considering.
- d. Christmas Contest Winner – 9898 Brookgrass will receive a \$50 Amazon gift card!
- e. Amendment to the Bylaws Certificate – A motion to correct a typographical error (date) and authorize the certificate of correction for the Bylaws with no substantive change to the Bylaws themselves passed.
- f. Homeowner requesting to trim Association tree and park RV in the backyard, crossing Association property – Discussion on driveway vs. backyard use and non-op vehicles.
- g. Rooster – Homeowner complaints continue -VP Lonero will follow up. Homeowner should also contact county.

4. PUBLIC/BOARD COMMENTS

- a. Question regarding when the piles of branches behind fence by playground will be removed.
- b. Discussion of extremely trimmed Eucalyptus tree near Homeowner's home.

10. ADJOURNMENT 8:00pm by Barbara

The next monthly Board meeting is scheduled for **February 18, 2026**, at 7:00pm at the **PRUNEDALE Library**.