OAK HILLS HOMEOWNER'S ASSOCIATION
Board Meeting Minutes
September 8, 2021

Board members Present: Tom Dominy, Rod Karg, Dana Suverkrop, Mike Kelly and Todd Fridey

Tom called the ZOOM meeting to order at 7:07 pm.

1. Establishment of Quorum (5):
   a. A Quorum was established.

2. Agenda:
   a. Approval of Agenda – Motion to approve agenda. Rod/Todd. Motion carried.

3. Minutes:
   a. Approval of August 11, 2021 Regular Session Minutes and August 31, 2021 Executive Committee Minutes. Motion to approve the August 11, 2021 Regular Session Minutes and August 31, 2021 Executive Committee Minutes. Rod/Todd. Motion carried.

4. Public/Board Comments
   a. Tom thanked Michelle for her help in sending out post cards for the maintenance position.
   b. A new homeowner introduced himself and complimented the neighborhood.

5. Correspondence:
   a. Tom reported on a correspondence from a homeowner pointing out that the contractors for PG&E poured aprons incorrectly. He also reported on the homeowners complaint with the gardeners blowing debris into his yard.

6. Reports:
   a. Maintenance
      1. Steve reported that the automatic chemical feeding systems have been ordered and should be received within the next week.

   b. Budget/Utility Report
      1. The monthly Budget report for August 2021 was presented. Rod motioned to accept the Budget report as presented. Mike seconded the motion. After discussion, a vote was taken and the motion passed.

   c. Financial Report Review
      1. Rod and Tom attested that they have reviewed the August 2021 financial documents and reports.

   d. Administrative Report -
      1. How to fund chem feeders. Rod moved to fund the auto feeders out of the business account. Todd seconded the motion. After discussion, a vote was taken and the motion passed.

   e. Greenbelt - Rod
      1. Rod presented 4 estimates for removal of 2 pine trees behind 9745 Maul Oak. Rod motion to accept the bid from AB Tree Service for $1000 to remove 2 small Monterey pines and haul

away debris and up to $300 to clean up brush piles near those trees. Mike seconded the motion. After discussion, a vote was taken and the motion passed.
2. Rod moved to reimburse Tom, $122.50, is half the cost for the repair of the irrigation system that was installed in greenbelt behind Tom's house. Mike seconded the motion. After discussion, a vote was taken and the motion passed.

   f. Executive Session Actions
      1. Tom reported that the Board approved Chris Burris for the Maintenance Position.

7. Old Business
  a. Tennis Court Signage Update
     1. Tom asked if there is a need to purchase another sign to explicitly say to "sign in". After discussion, the Board did not think there is a need for that at this time.

  b. Architectural Review Committee Report.
     1. Dana reported on the last ARC meeting establishing rules check lists and forms.

  c. Playground Upgrades, lawn, gopher holes and new sand around playground.
     1. Tom reported that the Board met to review the condition of the playground. Rod reported that there was suggestions to replace the sand with rubber. Rod estimated the cost would be around $52k – 65k and does not include removing sand. After discussion, the Board concluded that this option is too expensive. They also discuss replacing the grass with decomposed granite.

  d. Greenbelt ideas and proposals
     1. Tom asked to table this topic.

8. New Business:
  a. Wind Protection Screening for Poo Area
     1. Fernando not available. Topic tabled until next meeting.

  b. Spa Sliding Glass Door Replacement
     2. Rod received bids to install the sliding patio door at the spa. Tom will address this next month.

  C. Driveway Apron Replacements
     3. Steve relayed that Fernando had reported that he met with PG&E and that they will have the contractor replace the poured driveway aprons with aggregate aprons. After discussion, Tom requested a letter be written to respond back to Gary S. complaint.

Adjournment – The meeting was adjourned at 8:00 PM. Tom/Mike
Next General Meeting Date – October 13, 2021 via ZOOM, 7:00 pm