

**Oak Hills Homeowners Association  
Monthly Board Meeting  
December 13, 2023**

**1. CALL TO ORDER**

Vice President Cerisa Skinner called the meeting to order at 7:00PM

**2. ROLL CALL**

A. Board Members

Barbara Gulley, President (absent)  
Cerisa Skinner, Vice President  
Rod Karg, Treasurer  
Nathalie Hendricks, Secretary  
Fernando Munoz, Member (absent)  
Jerry Gifford, Member at Large  
Todd Fridey (absent)  
Jackie Lonero, Member at Large  
Keturah Harmer (absent)

**3. APPROVAL OF MINUTES**

The minutes of the November 8, 2023 Board Meeting and the Executive Committee meeting were approved as submitted.

**4. OPEN FORUM**

A. Board member would like website update

**5. CORRESPONDENCE**

A. None reported

**6. EXECUTIVE ACTIONS**

- A. Legal Matters – Property in violation of county code discussed
- B. Personnel – Administrative review and raise approved effective 11/26/23
- C. Property Issues – Homeowner to be notified that PODS may only remain 90 days
- D. Mike Kelley resigned from the Board
- E. Nathalie Hendricks appointed to the Secretary position

**7. REPORTS**

- A. Administrative – January Monthly Meeting to be held in the Prunedale Library. Caltrans notified to pick up garbage bags left by volunteers on 156.
- B. Landscaping – Committee is considering gazanias for the area around the new sign on 156. Next month bids for trees along Charter Oak will be considered.
- C. Greenbelt – Looking for vendors to mow the Greenbelt.
- D. Financials – Several areas overspent, looking to do better next year
- E. Maintenance – Eric is doing well, pool & spa are clean and PH is perfect. He is painting the iron fence.
- F. Contracts – Contract with Paradise Landscaping approved with language changes

**8. OLD BUSINESS**

- A. Update of Pool & Hot tub guest policy moved to next month's meeting
- B. Reissue of Pool/Spa key access card letter to be sent out notifying homeowners of January 2, 2024 deactivation and process to reactivate

**9. NEW BUSINESS**

- A. Motion made to increase OHHA Assessments from \$120 to \$135 bimonthly approved
- B. Discussion about the increased amount of thistles growing in the Greenbelt and the benefit of mowing it for a second time
- C. Opening of pool on sunny days discussed, along with costs of heater, chemicals and requests for use outside normal hours

**9. ADJOURNMENT 7:25PM** by Cerisa

**10. NEXT MEETING DATE.** The next monthly Board meeting is scheduled for January 10, 2024 at 7:00pm at the Prunedale Library and on Zoom.