

Oak Hills Homeowners Association
Monthly Board Meeting Minutes – Open Session
December 17, 2025

1. CALL TO ORDER

President Barbara Gulley called the meeting to order at 7:02PM.

2. ROLL CALL

Board Members

Barbara Gulley, President
Jackie Lonero, Vice President
Rod Karg, Treasurer
Holly Gray, Secretary
Roy Ray, Member at Large

3. APPROVAL OF AGENDA & MINUTES

- a. The Agenda for tonight's meeting was approved.
- b. The Minutes of October 15, 2025 & November 25, 2025, Board Meeting were approved.

4. CORRESPONDENCE

- a. Homeowner with neighbor who had raccoons in their garbage cans has spoken to the homeowner and a resolution has been discussed.
- b. Balance letter response.
- c. Landlord would like tenant to receive newsletter.

5. EXECUTIVE ACTIONS

- a. Legal: Homeowner requested back meeting minutes regarding private drive fees. We need to hire a lawyer to tell us about privacy laws. Motion passed.
- b. Personnel: chemicals in pool not checked. Jackie is handling the situation.
- c. Pump needs to be lowered part of the day to save electricity when pool is closed. Pool closing November 3rd.
- d. Property: Owner showed up and apologized. Card was used to allow minors in hot tub. Minors were out of control. Motion to impose 30-day suspension with no fine passed. Owner 2 was a no-show. Motion to impose \$200 fine and 60 days suspension passed.
- e. Letter being sent to: Owner about too many underage kids in hot tub. Hearing scheduled for 11/19. Owner regarding weeds. Hearing scheduled for 11/19. Board members will contact homeowners with high balances.
- f. Property: fence line issue.

6. REPORTS

- a. Emma - Administrative
 - 1. Winter Edition of the Greenbelt has been delivered.
 - 2. 29 balance letters have gone out to homeowners who are carrying a past due balance on their HOA dues.
- b. Jackie – Maintenance
 - 1. Eric sanding tennis court cracks.

2. Gate at 156 discussed.
3. New signs created and will be installed.
4. Dripline to be removed between Madras and 156.
- c. Rod - Greenbelt & Landscaping
 1. Nothing to report.
- d. Rod – Financials
 1. Rod, Roy and Barbara have reviewed the financials.

7. OLD BUSINESS

- a. CSA 45 – Committee met on 12/9/25; Prop 218 passed. Jackie opposed adding Greenspace to the study for the streetlights and storm drains. 2 more public meetings TBA.
- b. Street Light – Public Works called PGE who has given a 6-month timeframe.
- c. Update signs at Rec Center – New signs are here and being installed.
- d. Community Outreach – Nothing new to report.
- e. Tree Bids – Motion to accept bid from El Gabilan to prune the Eucalyptus tree on Colonial and Charter Oak for \$1350 passed.
- f. Tennis Court Policy Update – Update on age discussed.
- g. OHHA CC & R review – Deferred to next meeting.
- h. Halloween Contest – Homeowner awarded \$50 Amazon gift card.

8. NEW BUSINESS

- a. Noise Policy – No progress.
- b. Home Business/Daycare inquiry – Homeowner told to check with neighbors
- c. Corner upgrade 9907 Pampas Path – Homeowner will use weedblock and woodchips for improvement.
- d. Spa Rules – Change age from 18 to 14 on key agreement form.

4. PUBLIC/BOARD COMMENTS

- a. Concern about the holes Spectrum is digging.
- b. Discussion regarding how meeting fees are categorized and possibility of outdoor meetings at the recreation center in the Spring and Summer months.

10. ADJOURNMENT 7:34pm by Barbara

The next monthly Board meeting is scheduled for **January 21, 2025**, at 7:00pm at the **Castroville Library**.