

Oak Hills Homeowners Association

Monthly Board Meeting Agenda for Wednesday October 21, 2026

Open Session

At the **Castroville** Library - 7PM

1. Establishment of Quorum (4)

2. Approval of Agenda

3. Approval of Regular meeting minutes September 30, 2026

4. Correspondence –

5. Public/Board Comment –

Each speaker is allowed two minutes to address the Board in a constructive and professional manner.

6. Executive Session Actions –

- a. Private drives. An email sent to homeowner; no response received to date.
 - b. Sewer lines. Heidi is currently researching whether HOA is responsible for utility lines which pass through the common area according to CA Civil Code 4775.
 - c. Charter Oak Eucalyptus Tree Removal. A motion made and approved that the Board pay 50% of the arborist report, in addition to what was proposed in the last email. Last email will be re-sent to homeowners, along with final proposal.
 - d. Pool Life Rings. Hearing scheduled for 6:30 PM to be held before the October Board meeting.
 - e. Broken Pool Chair. Violations that did occur at this time involve:
 - 1. Riding a bike in the pool area
 - 2. Exceeding guest maximum of eight people at the pool
- Hearing is scheduled for 6 pm before the October meeting.

7. Reports –

- a. Emma - Administrative
- b. Jackie – Maintenance
- c. Rod - Greenbelt & Landscaping
- d. Rod – Financials

8. Old Business –

- a. CSA 45 – Jackie
- b. Street Light - Rod

9. New Business –

- a. Budget
- b. Core Maintenance Contract
- c. Extended Pool Hours & Days
- d. Appointment of Barbara Gulley to the ARC
- e. Pool Agreement Review

10. Adjournment –

Next Regular Meeting November 11, 2026 at 7:00 pm PRUNDALE Library Community Room

Oak Hills Homeowners Association

Executive Board Meeting Agenda for Wednesday

October 21, 2026

Closed Session

Castroville Library – 8:00 p.m.

1. Establishment of Quorum (4)
2. Approval of Agenda
3. Approval of Minutes
4. Legal
5. Personnel
6. Contracts
7. Property
8. Adjournment