

Oak Hills Homeowners Association
Monthly Board Meeting Minutes – Open Session
Castroville Library
September 30, 2026

1. CALL TO ORDER

President Tom Dominy called the meeting to order at 7:00PM.

2. ROLL CALL

Board Members

Tom Dominy, President
Jackie Lonerio, Vice President
Rod Karg, Treasurer
Kathryn Pernet, Secretary
Gary Skillett, Member at Large

3. APPROVAL OF AGENDA & MINUTES

- a. The Agenda for tonight's meeting was approved.
- b. The Minutes of August 19, 2026, Board Meeting were approved.

4. CORRESPONDENCE

- a. Late fee removal request.
- b. Mailbox struck and down, looking for person to fix.
- c. Homeowner inquiry regarding dues.
- d. Vehicle pass to cross the Greenbelt requested.
- e. Key requests.
- f. Relator inquiry.
- g. Air pods lost.
- h. Home pop up request.

5. PUBLIC/BOARD COMMENT-

- a. Homeowners with large Eucalypts tree on Charter Oak present to discuss tree.

6. EXECUTIVE ACTIONS

August 19, 2026

- a. Legal- Motion approved to turn a homeowner in to collection if late HOA dues are not paid by 08.24.26.
- b. Motion approved to notify a listing agent of a tree posing a threat which is located on CalAm property, behind the listed home.
- c. Properties- Eucalyptus tree removal response from the homeowner to the HOA offer was reviewed and declined by the HOA; a response to be sent to homeowners.
- d. HOA to send a letter to a homeowner allowing two months for them to present a redesign plan for retaining wall and driveway.

September 5, 2026

- a. Motion approved to have the tree branches overhanging 9750 Maul Oak cut and removed by Paul's Tree Service for \$775.
- b. Motion to seek legal advice regarding OHHA responsibility for utility lines passing

through OHHA common area with fees not to exceed \$2000 passed.

c. The Board is in the process of scheduling an IDR with a homeowner.

d. The Budget meeting will be conducted on 09.30.2026.

September 18, 2026

a. Motion to seek legal advice regarding homeowner seeking IDR/ADR with fees not to exceed \$1500 passed.

7. REPORTS

a. Emma - Administrative – Nothing to report.

b. Jackie – Maintenance

1. Eric's maintenance list is almost complete.

2. Showerheads under review.

3. Playground equipment to be maintained.

4. Cameras cleaned monthly.

c. Rod - Greenbelt & Landscaping

1. Option to consider moving mowing up 2 weeks in the schedule, instead of the last week of May.

2. Option to consider mowing the area on Cathedral and Charter Oak – will revisit in January.

d. Rod – Financials

1. Rod & Tom have reviewed the financials for July and August.

8. OLD BUSINESS

a. CSA 45 – no report.

b. Street Light – Marilyn Vierra replied again, no resolution. Tom to converse with Sup. Church.

9. NEW BUSINESS

a. Tree Bids-

1. 3 bids to prune Eucalyptus tree behind Brookgrass. Motion to accept Paul's Tree's bid for \$2175 to prune the Eucalyptus tree behind Brookgrass approved.

2. 3 bids to prune the pine tree at Timothy and Charter Oak. Motion to accept the bid for \$1100 from El Gabilan to prune the pine tree at Timothy and Charter Oak approved.

b. CPA Engagement Letter – Motion to accept the proposal from Allen & Cook to review the financials at year end and prepare the tax return for \$2595 was approved.

c. Spa Filter Replacement -Motion to defer the replacement of the spa filter housing for 5 years, with inspections every 6 months by maintenance department who will sign off that it is in good usable condition with no cracks present was approved.

d. Mini Library – Motion to place the mini library at entrance of playground, not on lawn was approved. Jackie to follow up with Andria.

e. Core Maintenance Contract – Kathryn to follow up on what the monthly fee includes.

f. Homeowner Pop Up monthly event – Motion to allow homeowner to host monthly cookie pop-up event at residence passed with the condition it does not bring excessive traffic into neighborhood.

g. Budget Review 2027 –

1. Motion to raise the dues to \$160 from \$150 starting January 2027 was approved.
2. Motion to increase budget for legal fees from \$1100 to \$1408 was approved.

10. **ADJOURNMENT**

9:03pm

The next monthly Board meeting is scheduled for **October 21, 2026**, at 7:00pm at the Castroville Library.