

Oak Hills Homeowners Association
Monthly Board Meeting Minutes – Open Session
September 11, 2024

1. CALL TO ORDER

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

2. ROLL CALL

Board Members

Barbara Gulley, President

Jackie Lonerio, Vice President

Rod Karg, Secretary

Nathalie Hendricks, Treasurer

Fernando Munoz, Member at Large

Roy Ray, Member at Large

Javier Hernandez, Member at Large

3. OPEN FORUM

A. Homeowner discussed his experience at party his family had at the pool. Homeowner would like consistency in pool & party rules.

B. Homeowner discussed his experience at above party.

C. Homeowner discussed her experience at above party. Homeowner would like expectations of party goers needs to be clearer.

D. Homeowner would like standardization of expectations on parties.

4. APPROVAL OF AGENDA & MINUTES

A. The Agenda for tonight's meeting was approved.

B. The Minutes of the August 14, 2024 Board Meeting were approved.

5. CORRESPONDENCE

A. Insurance claim – was not for OHHA.

B. Homeowner party communication.

C. Letter from Homeowner regarding parties.

6. EXECUTIVE ACTIONS

A. Homeowner with continuous landscaping violations. Contact will be made with Supervisor Church's office regarding property. Letter from lawyer will be sent.

B. Homeowner in bankruptcy. Lawyer to provide guidance regarding collection of assessments after bankruptcy.

C. New employee hired as backup maintenance person.

D. Motion to reimburse homeowner \$275 for tree trimming in the greenbelt approved.

F. ARC committee to send letter to homeowner requesting date of completion of fence and requiring ARC application for any more fences to be built on the property.

G. Final warning letter will be sent to homeowner with outstanding assessments.

H. Motion approved to set the budget for the annual picnic at \$2000. (Emergency Meeting 8/17/24)

7. REPORTS

A. Admin – Key Access card applications have slowed down. Greenbelt articles sought.

B. Maintenance - Jackie reports leak in pool room is now fixed. Our Maintenance person is

swimming the English Channel. Our back-up maintenance person has been filling in.

C. Greenbelt – There is a white chair and white board in the Greenbelt. Removal is sought.

D. Landscaping – Irrigation system discussion of delegation.

E. Financials –

a. June Financial report was received and reviewed by all Board Members.

b. Motion made to approve CPA increase for \$800 over original quote of \$2400. Motion passed.

c. Budget Committee meeting this week.

d. Community Financials price increase pending, Nathalie exploring options.

e. Motion was made to change the address for the CD account to avoid delays of important information. Motion passed.

f. Motion was made to use pre-paid credit cards for maintenance person's supplies for OHHA. \$500 initial, and reload when balance goes under \$200.

g. Google Docs is proving to be the leader in Nathalie's document management search.

8. OLD BUSINESS

A. Meeting with Homeowners for Proposed Landscaping Policy revision 8/17 – No attendees. Motion to approve the Landscaping Policy to be effective October 1st, 2024. Motion passed.

B. OHHA Annual Picnic – Volunteers sought. Tipping of caterer discussed. Looking for awnings. Water jugs discussed.

C. Rec Center Landscaping Project – No update from the Committee.

D. Proposed Pool Policy revision –

a. Motion to suspend pool parties, motion passed.

b. Motion to suspend park parties, motion passed.

E. Scarlet Oak Access Path – Motion made to allow Homeowner's to landscape access path with sign stating the area is an access path. Motion passed. Fernando to get quotes for signs.

9. NEW BUSINESS

A. Pickleball – deferred to next meeting.

B. Gate at 156 – deferred to next meeting.

C. Tree Bids – Motion made to accept bid from El Gabilan to remove 4 trees behind 9613 Sandbur for \$12450. Monterey county will pay \$6225. OHHA will pay \$6225. Tree at Bluestem and Charter Oak to be trimmed for \$1200. Monterey county will pay \$600. OHHA will pay \$600. Motion passed.

D. Shrubs behind home on Maul Oak – Motion to pay for shrubs to be planted at back of homeowner's property for \$200. Motion passed.

E. Moving Board meetings to the 3rd Wednesday of the Month – Motion made to move the Board meeting from the 2nd Wednesday to the 3rd Wednesday of each month, starting in 2025 made. Motion passed.

F. Zoom meeting results – 35 homeowners clicked the link, 25 voted. Motion made to discontinue Zoom meetings. Motion passed.

G. Wind guard around pool – Motion made to allow Fernando to obtain bids for organic shrubs and hard-scape options for pool area. Motion passed.

H. Escrow Documentation Processing Fee – Not needed, refer to title agents to Homewise

I. Rescheduling of October's Board meeting to allow for a Quorum – Motion made to move October's meeting to October 23rd. Motion passed.

10. ADJOURNMENT 9:12pm by Barbara

The next monthly Board meeting is scheduled for **October 23, 2024**, at 7:00pm at the **Prunedale Library**.