

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

1. CALL TO ORDER

President Barbara Gulley called the meeting to order at 7:00PM.

2. ROLL CALL

Board Members

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

3. APPROVAL OF AGENDA & MINUTES

- a. The Agenda for tonight's meeting was approved.
- b. The Minutes of the August 20, 2025 Board Meeting were approved with revisions.

4. CORRESPONDENCE

- a. Homeowner requesting past documents.
 - 8/21/25: Request for meeting minutes from January -September 2004
 - 9/4/25: Request for a copy of association membership records (directory)
 - 9/4/25: Request for assessment increase history
 - 9/17/25: Monthly financials (long version) from April 2025 to present, redacted as needed.
- b. Found billfold.
- c. Report of chairs moved in pool area.
- d. CF inquires.
- e. Homeowner found door locked at monthly meeting.

5. EXECUTIVE ACTIONS

- a. Trial legal counsel contract will be canceled due to large retainer, and we will use local counsel as in prior years.
- b. AB Tree service bid of \$1250 will be accepted.
- c. We will authorize arborist El Gabilan \$1100 for 2 trees or \$1650 for 3 trees, report to certify trees are a hazard.
- d. Home taken care of maintenance but still needs to haul away the clutter. A warning letter will be sent.

6. REPORTS

- a. Emma - Administrative
 - 1. Spectrum internet bill reduced.
 - 2. Key requests.
 - 3. 2026 reserve study is on website.
 - 4. Grange not returning calls for possible meeting site.
- b. Jackie – Maintenance

1. Weekend/backup maintenance person hired.
2. Gate at 156 discussed.
- c. Rod - Greenbelt & Landscaping
 1. Nothing to report.
- d. Rod – Financials
 1. Rod and Jackie have reviewed the financials.

7. OLD BUSINESS

- a. CSA 45 – No meeting has been held at this time.
- b. Street Light – Rod in constant communication with PGE to get it fixed.
- c. Update signs at Rec Center – Holly to take on this project.
- d. Ice Cream Social Community Event – Not as good turn out as last year. Some Board members have absorbed the cost.
- e. Community Outreach – Nothing new to report.
- f. Tree Bids – Motion to accept bid from AB Tree Service for \$2300 to prune trees by 156 and near a home on Madras passed.
- g. Tennis Court Policy Update – Updates discussed.
- h. OHHA CC & R review – Deferred to next meeting.

8. NEW BUSINESS

- a. Budget Update 2026 – 2 proposed budgets, meeting October 15, 2025 to vote.
- b. Prop 218 – Mailers from Supervisor Church coming soon detailing this proposition regarding taxes for storm drains and streetlights in Oak Hills.

9. PUBLIC/BOARD COMMENTS

- a. Sewage increase for all homeowners in 2027 coming. Community input important. Office to send out more information to homeowners.
- b. Homeowner frustrated with current document request not being handled in a timely manner. More documents have been requested.

10. ADJOURNMENT 8:01pm by Barbara

The next monthly Board meeting is scheduled for **October 15, 2025**, at 7:00pm at the **Castroville Library**.