

OAK HILLS HOMEOWNER'S ASSOCIATION

Board Meeting Minutes

May 11, 2022

Tom Dominy called the ZOOM meeting to order at 7:07 pm.

1. Establishment of Quorum (4):

a. A Quorum was established with the following members Tom Dominy, Rod Karg, Dana Suverkrop, Mike Kelly, Fernando Munoz, Cerisa Skinner, and Todd Fridey

2. Agenda:

a. Approval of Agenda – Motion to approve agenda Rod/Dana. Motion carried.

3. Minutes:

a. Approval April 13, 2022, Regular Session Minutes. Motion to approve minutes. Rod/Dana. Motion carried

b. Budget/Utility Report

1. Acceptance of monthly Budget/Utility report for April 2022. Budget Report was not presented at time of meeting. Utility Report was accepted.

c. Financial Report Review

1. Acceptance of the Monthly Financial Report for April 2022 . Financial Report was not presented at time of meeting.

4. Public/Board Comments

a. Homeowner commented on updating our website for homeowners.

b. Homeowner commented on the process of still holding zoom meetings for our monthly meetings.

5. Correspondence

a. Emails were received about non-residents trespassing and using the tennis courts.

6. Reports:

a. Maintenance

1. Chris reported that the effort to install the new pump feeders had started and the installation is almost completed.

2. Chris reported he would be installing the new sliding glass door right after the new pump feeders were installed for the pool and spa.

b. Administrative Report -

1. Chris reported that the transition to Community Financials and ADP was complete.

c. Executive Session Actions

1. None

d. Greenbelt-Rod

1. Rod reported that Greenbelt maintenance is starting May 31st to clear and cut overgrown brush. Cal Fire will be in Oak Hills on June 13th.

2. Rod motioned to send out landscaping violations to homeowners. Todd seconded. Motion Carried

e. Playground Improvements- Rod

1. Rod gave an update on the new picnic tables. Picnic tables should be arriving the third week of May. Installation of the tables should be taking place on May 21st.

7. Old Business

a. Architectural Review Committee Report

1. Dana reported that the Architectural Review Committee is almost ready for finalization of the ARC's.

b. Hiring of Weekend Maintenance

1. Chris will be taking over the mailings and web postings from Todd on hiring for a weekend maintenance person. Chris reported he will start sending out mailings as soon as possible next week.

c. Board Election

1. Chris reported that election ballots were finished and sent out to all the homeowners. Chris also stated that we started to receive some completed ballots back.

a. On the Matter to Sell OHHA Property Parcel (APN 13346100200) to Cal Trans

1. Rod motioned that it should be communicated to Cal Trans that Oak Hills is not interested in selling parcel (APN 133461002000) to Cal Trans. Motion to approve. Fernando seconded. Motion carried.

8. New Business

a. Return to in-person Zoom Board Meetings

1. Rod reported that Oak Hills does not have to go back to Zoom meetings until January 2024 as reported by Monterey County Guidelines.

b. Wind blockers and other ideas for recreational area

1. Fernando suggested looking into wind blockers for the pool and playground area along the fence line to help with wind and debris. Fernando also reported the possibility of adding some gazebos to the playground for a picnic area.

c. Storage Pods parked in driveways

1. Dana reported that the issue will be addressed by the Architectural Review Committee and is open for further discussion.

d. Address numbers on Homes

1. Tom reported about the lack of residence address numbers on homeowners' mailboxes or homes. Dana reported that it is a county requirement that they be visible.

e. Dog Park

1. Tom reported on the idea of adding a dog park to the community. Tom reported that his son is willing to run the committee and has already required the necessary signatures. Rod reported he would be willing to sit on that committee and the idea adding of a dog park will be explored further.

f. Maintaining hiking paths throughout OHHA

1. Tom reported on the conditions of the hiking paths and how we can maintain them all year round. Open for further discussion.

g. Sidewalk Repair on Charter Oak

Dana reported on some repairs that are needed on the sidewalks on Charter Oak. Board members agreed to meet and have a walkthrough on Charter Oak to access the repairs needed.

h. Zoom Meeting Voting

1. It was brought to the Boards attention that voting during zoom meetings requires a Roll Call vote for every motion. Tom reported that it hasn't been an issue or reported as an issue for the last two years of conducting zoom meetings. To follow the rules/guidelines set forth, all Zoom meetings held will follow this rule/guideline.

Adjournment – The meeting was adjourned at 8:41 PM. Tom

Next General Meeting Date –July 8, 2022, via ZOOM, 7:00 pm