

OAK HILLS HOMEOWNERS ASSOCIATION

Board Meeting Minutes

March 8, 2023

Tom Dominy called the in Person and on ZOOM meeting to order at 7:04 pm.

1. Establishment of Quorum (5):

a. A Quorum was established with the following members Tom Dominy, Rod Karg, Fernando Munoz, Todd Fridey, Gerald Gifford, Michael Kelly and Cerisa Skinner

2. Agenda:

a. Approval of Agenda – Motion to approve agenda (Mike) seconded (Cerisa). Motion carried. With (7) Ayes - Tom Dominy, Rod Karg, Fernando Munoz, Todd Fridey, Gerald Gifford, Michael Kelly and Cerisa Skinner

3. Minutes:

a. Approval of Meeting minutes:

Regular Meeting February 8, 2023. Motion to approve minutes (Mike) seconded (Cerisa). Motion carried. With (7) Ayes - Tom Dominy, Rod Karg, Fernando Munoz, Todd Fridey, Gerald Gifford, Michael Kelly and Cerisa Skinner

4. Public/Board Comments

a. 6 homeowners reported concerns about their Community Financials accounts. Rod to address each one personally. Tom – Board will not be revisiting the Community Financials topic again.

5. Correspondence

a. A homeowner reported a dead tree causing concern. Rod responded.

6. Reports:

a. Administrative Report – Emma

1. Core Surveillance installed into Office laptop and Emma has been trained to view cameras. Jon will come on site to change lock times.

2. March Greenbelt went out.

3. Election ballot work has begun.

b. Maintenance

1. Eric hired as new Maintenance person.

2. Rod – Entrance door in bathroom fixed, hook in spa area to be installed, Claire and Eric have cleaned the filter.

3. Rod – Pool and Spa reopening TBD. Blackthorne came out and will complete a Plan Check to submit to County for approval. Chemical Feeders have been installed and are working very well.

4. Rod- Sliding door in Spa area – Allen Construction has given estimate of \$1200 to deliver and install the Spa door

c. Executive Session Actions – Personnel action approved. Installation of spa sliding glass door by Allen Construction approved at a cost of \$1200.

d. Greenbelt & Landscape - Rod

1. ATV and dirt bike activity has returned. Signs are needed to deter motorists from the area.

2. 2 Homeowners who received Landscape Violations have cleanup their yards.

e. Budget –

1. The January Monthly Financial Reports have been received.

2. Rod reported that the \$500 deductible for the sign that was hit by a driver has been received.

7. Old Business

a. Rod – Bids needed for resealing private drives and lots. Rod will seek estimates.

b. Tom – ARC meeting with Attorney, Cerisa is waiting for final comments.

ARC is looking for a committee chair. No other's wanting position, Tom will assume the role of Chair.

c. Election – Emma is creating sample ballot and envelopes for Rod. Candidates may submit Bio to run by March 15. Printing of ballots will begin on the 16th.

8. New Business

a. Rod motioned to approve Reserve Study proposal for next 3 years \$1900 to Golden Consulting. (Jerry) Seconded Motion carried. With (7) Ayes - Tom Dominy, Rod Karg, Fernando Munoz, Todd Fridey, Gerald Gifford, Michael Kelly and Cerisa Skinner

b. Rod Motioned to accept updated maintenance job description. (Jerry) Seconded. Motion carried. With (7) Ayes - Tom Dominy, Rod Karg, Fernando Munoz, Todd Fridey, Gerald Gifford, Michael Kelly and Cerisa Skinner

c. Tom motioned to remove Correspondence from Agenda. 2 Ayes (Tom, Todd) 4 Nays (Cerisa, Gerald, Fernando, Rod) Motion failed.

Adjournment – The meeting was adjourned at 7:56PM by Tom

Next Regular Meeting – April 12, 2023 7:00 pm

Board Approval of minutes -4.12.23