Oak Hills Homeowners Association
Monthly Board Meeting Minutes – Open Session Castroville Library
October 21, 2026

1. CALL TO ORDER
   President Tom Dominy called the meeting to order at 7:00 PM.

2. ROLL CALL
   Board members:
   Tom Dominy, President
   Jackie Lonero, Vice President
   Rod Karg, Treasurer
   Kathryn Pernet, Secretary
   Gary Skillett, Member at Large

3. APROVAL OF AGENDA & MINUTES
   a. The Agenda for tonight's meeting was approved.
   b. The Minutes for the September 30, 2026 Board Meeting were approved.

4. CORRESPONDENCE
   a. Request to extend pool hours.
   b. Homeowner request to cut down pines on their property, along street.

5. PUBLIC COMMENT
   a. Resident complaint about a recent Board member interaction at the playground. Reiteration of the Board's commitment to treating all homeowners with respect, patience, and courtesy always.

6. REPORTS
   a. Maintenance
      i. Two replacement Life Rings have been installed at the pool.
      ii. County has reached out with intent to review HOA books and facilities.

   b. Landscape & Greenbelt
      i. Common area sprinklers have been shut off due to CalWater conservation request.
      ii. CalTrans came out to clear 12' of sediment runoff, but not confident as to long-term effectiveness. This will continue to be monitored.

   c. Financials
      i. August financials have been received and reviewed by Tom and Rod.

ii. September financials not yet received.

7. OLD BUSINESS
    a. CSA 45, Jackie- nothing to report.
    b. Street lights, Rod- No change to ongoing efforts to have the downed light removed and replaced. 12 additional lights need work, Monterey County and PG&E have been notified. PG&E staff have been observed in the area but work has not yet been completed.

8. NEW BUSINESS
    a. Budget- Motion made by Tom, 2nd by Jackie, to accept the 2027 budget with increase with the exception of the Private Drive Reserve, which will be left at 2026 rates until better examined and prepared for the 2028 budget review. Motion passed.
    b. Core Maintenance Contract- no info to present yet.
    c. Extended Pool Hours- All present agreed to keep current hours, no changes will be made. Tom will respond to the homeowner's request.
    d. Appointment of Barbara Gulley to the ARC- Item deferred to when Barbara is present for discussion.
    e. Pool Agreement review-
        i. Motion passed to eliminate #1 under AGREEMENTS, and keep #4 Under POOL & HOT TUB FACILITY RULES (both items found on page 1).
        ii. On page 2, the entire POOL AND HOT TUB GUEST POLICY was eliminated, motion made by Rod, 2nd by Tom, all in favor.

Meeting adjourned at 7:50 pm.