

OAK HILLS HOMEOWNERS ASSOCIATION  
Board Meeting Minutes  
April 14, 2021

Board members Present: Tom Dominy, Rod Karg, Dana Suverkrop, Mike Kelly, Jackie Lonero,  
Renate Harvey and Todd Fridey

Tom called the ZOOM meeting to order at 7:05 pm.

1. Establishment of Quorum (5):
  - a. A Quorum was established.
2. Agenda:
  - a. Approval of Agenda – Motion to approve agenda. Todd/Mike. Motion carried.
3. Minutes:
  - a. Approval of March 10, 2021 Regular Session Minutes. Motion to approve March 10, 2021 Regular Session Minutes. Mike/Todd. Motion carried.
  - b. Approval of March 10, 2021 Executive Session Minutes. Motion to approve March 10, 2021 Executive Session Minutes. Mike/Todd. Motion carried.
4. Public/Board Comments
  - a. Grant Lenard, Board President from Monterey County Parks & Recreation District, mentioned that there is currently an opening on the board. He also commented on the North Monterey County Fire District. The District is in need of funding and will be proposing a property tax to help fund the district. Grant encouraged people to attend the upcoming meeting on April 22. Contact the fire district for more information.
  - b. Jerry asked if the HOA really needs a reservation system for pool access. Tom responded that it is required by the county and helps control the number of people in the facility. Jerry asked if the inner gate needs a key to exit. Due to the current situation, yes.
  - c. Dana said he will take the helm of the Architectural Review Committee (ARC) and get things moving. He will set up a meeting on April 28 at 7pm via Zoom.
5. Correspondence:
  - a. Steve received a request from a homeowner wanting to use the pool parking lot for a “drive thru” baby shower due to COVID and social distancing. There were no objections.
6. Reports:
  - a. Maintenance
    1. Tom updated the Board on Mitch’s project list.
  - b. Budget/Utility Report
    1. The monthly Budget report for March 2021 was presented. Renate/Jackie motion to accept the budget report as presented. After discussion, a vote was taken and the motion passed.
  - c. Financial Report Review
    1. Renate and Rod attested that they have reviewed the March 2021 financial documents and reports.

d. Administrative Report -

1. Steve reported that Cal Fire crew spent 2 days removing the old fence and installed 3 brace points and the t-posts for the new fence along Hwy 156. The remaining portion of the project is installing the 3 runs of barbed wire. Steve has put in 18 hours and Mitch 11 hours into the project.
2. Steve reported that the tax return has been completed and filed for 2020. He is waiting on the completion of the Financial Review.
3. Steve reported on the cost of installing an automated chlorine & acid feeder for the pool. Approximately \$2,200 for automated controller. After discussion, Tom asked Steve to continue looking into this and present a bid for May.
4. Steve reported that he and Bill are currently working on testing and installing a network bridge between HOA office and to the pool facility. By installing it from the office location, this will save the HOA from paying an additional internet monthly fee of \$80.

e. Greenbelt - Rod

1. Rod moved to send a landscape violation letter to a homeowner who, after redoing their front yard, they left a pile of old sod along their side fence. Mike second the motion. After discussion, a vote was taken and the motion passed.
2. Rod reported that 7 trees that were recently planted were eaten by gophers. Rod will need about \$100 for supplies to eradicate the gophers and replant the trees.
3. Rod received 3 bids for mowing the greenbelt. Rod moved to accept the bid from Irish Excavating for \$5,970 to mow the greenbelt. Todd second the motion. After discussion, a vote was taken and the motion passed.

f. Executive Sessions Actions

1. The board discussed a possible greenbelt access violation.

7. Old Business

a. Weekend Pool Maintenance Position

1. Todd has received 3 inquiries on the position but was unable to get a response back to set up a meeting. Rod suggested putting up flyers at the dog pot stations.

9. New Business:

a. Proposed rules and policy for regulation of tennis courts

1. Dana presented the tennis court rules for the Board to review. Rod motioned to forward the Tennis Court Rule Policy to the homeowners for the 30 day public comment period which afterwards, the Board can approve them. After discussion, a vote was taken and the motion passed. Steve will send out the mailing to the homeowners to review and comment.

b. Proposal for a defined walking path throughout the greenbelt

1. Tom talked about putting in a defined walking path through the greenbelt. Tom and Rod were to meet with the CCC to get an estimated cost to put in the path. Rod suggested that the Board define the type of trail to be put in.

c. Annual Meeting

1. The annual meeting is set for May 4<sup>th</sup>. Tom asked for the annual meeting sign be posted.

d. Discussion of Annual Review process for Admin Assistant

1. Tom discussed the review process with the Board.
  
- e. Tennis court resurface bids
  1. Rod reported that Randy asked the Board to consider resurfacing the tennis courts. Randy was able to get 4 bids to resurface the tennis courts. Rod motion to accept Bond Pavement Solutions for \$23,975 to resurface the tennis courts. Todd second the motion. After discussion, a vote was taken and the motion passed.

Adjournment – The meeting was adjourned at 8:20 PM. Jackie/Todd  
**Next General Meeting Date – May 12, 2021 via ZOOM, 7:00 pm**