

OAK HILLS HOMEOWNERS ASSOCIATION

Board Meeting Minutes

February 8, 2023

Tom Dominy called the ZOOM meeting to order at 7:03 PM.

**1. Establishment of Quorum (5):**

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

**2. Agenda:**

a. Approval of Agenda – Motion to approve agenda (Tom) seconded (Cerisa). Motion carried. With (7) Ayes; Tom Dominy, Rod Karg, Mike Kelly, Cerisa Skinner, Fernando Munoz, Gerald Gifford and Todd Fridey (0) Nays

**3. Minutes:**

a. Approval of Meeting minutes:

Regular Meeting January 11, 2023, and executive meeting. Motion to approve both minutes (Mike) seconded (Todd). Motion carried. With (7) Ayes; Tom Dominy, Rod Karg, Mike Kelly, Cerisa Skinner, Fernando Munoz, Gerald Gifford and Todd Fridey 0 Nays

**4. Public/Board Comments**

a. Homeowner complained to County regarding vehicles parked on Charter Oak near Foxtail. County came and cited all vehicles.

**5. Correspondence**

a. Tom reported a homeowner stated that leaves were being blown from the Greenbelt to their property. Rod discussed the issue with Luis, the crew leader.

b. Rod reported Marilyn from Glenn Church's office had 3 homeowners complain about the property on Foxtail. His office will have a Sheriff's deputy check on the vehicles on Charter Oak and will talk to the County Inspection regarding the property appearance and construction. 72-hour law regarding cars parked on street was also included. (no car is allowed to park longer than 72 hours on public streets)

**6. Reports:**

a. Administrative Report – Emma

1. Bill has laptop. Core Surveillance is installing surveillance software.
2. Greenbelt Newsletter has been issued to Homeowners.

3. Emma will be working to set up hybrid meeting at Prunedale Library and will seek counsel from Bill.

b. Maintenance

1. Tom- Waiting for Chris to have the sliding glass door delivered so that it can be installed.

2. Rod - Blackthorne has installed the sand filters and completed replumbing the pool area. The work on the Spa has not been completed. Opening date is yet to be determined.

c. Executive session actions – A quote was accepted From Blackthorne for replumbing the pool and installing sand filters for \$13,017. Jerry Gifford was appointed to the OHHA Board.

d. Landscaping & Greenbelt – Rod

1. Landscaping - Board received 3 Landscaping Violation photos. Motion to send the homeowners letters to alert them they are in violation and ask them to clean it up (Rod) seconded (Mike). Motion carried. With (7) Ayes; Tom Dominy, Rod Karg, Mike Kelly, Cerisa Skinner, Fernando Munoz, Gerald Gifford and Todd Fridey (0) Nays

2. Greenbelt – Irish Excavating who mowed the Greenbelt last year has given a quote for this year. \$9,000 plus fuel. Motion to approve this quote (Rod) seconded (Todd). Motion carried. With (7) Ayes; Tom Dominy, Rod Karg, Mike Kelly, Cerisa Skinner, Fernando Munoz, Gerald Gifford and Todd Fridey (0) Nays

3. Greenbelt -Homeowner reported a deer was hit on highway and died 15 feet from the homeowner's property. Urban Critter came to remove the deer and sanitize the area for \$325.

d. Budget – Nothing reported.

**7. Old Business**

a. ARC review policy – Cerisa reported that the ARC Policy was sent to attorney for review. Hoping to hear back with comments next week.

**8. New Business**

a. Monthly Board Meetings will be held hybrid at the Prunedale Library and held on Zoom at the same time. Emma will be working on the logistics.

b. Annual Meeting will be held May 2, 2023. Emma will begin election paperwork and ballots.

**Next Regular Meeting** – March 08, 2023, 7:00 pm in the Prunedale Library and on Zoom.

Adjournment – The meeting was adjourned at 7:57PM by Tom