

Oak Hills Homeowners Association
Monthly Board Meeting
November 8, 2023

1. **CALL TO ORDER**

President Barbara Gulley called the meeting to order at 7:00PM

2. **ROLL CALL**

A. Board Members

Barbara Gulley, President participated on Zoom
Cerisa Skinner, Vice President (absent)
Rod Karg, Treasurer
Fernando Munoz, Member at Large participated on Zoom
Mike Kelley, Member at Large
Jerry Gifford, Member at Large
Todd Fridey, Member at Large participated on Zoom
Jackie Lonero, Member at Large
Keturah Harmer, Member at Large

3. **APPROVAL OF MINUTES**

The minutes of the October 11, 2023 Board Meeting and the Executive Committee meeting were approved as submitted.

4. **OPEN FORUM**

A. None

5. **CORRESPONDENCE**

A. None reported

6. **EXECUTIVE ACTIONS**

A. Legal Matters – Discussion of property in violation of county code. Discussion of owners with assessments with a high balance.

B. Personnel – Administrative employee review to be complete by November.

C. Contracts -- Motion approved to accept new landscape contract. Motion approved to pay landscaping company back pay to May 1, 2023.

D. Property Issues – Discussion of properties out of compliance with ARC policy

E. Pool incident – Card used to enter pool was assigned to wrong homeowner. Impossible to identify the homeowner responsible.

7. **REPORTS**

A. Administrative – Notice 4041 sent to all Homeowners and have 33 returned. Greenbelt latest issue sent to all Homeowners. Annual Disclosures are being created. Caltrans responded to maintenance request for trash pick-up, road closure of 156 needed to complete.

B. Landscaping – Defer to Exec session

C. Greenbelt – Dirt bike driving in Greenbelt. Photo sought of trespasser.

D. Financials – Annual Disclosure will have assessment increase.

E. Maintenance – Pool closed. 911 phone installed at pool using Verizon saving us \$100 a month

8. **OLD BUSINESS**

A. Annual Picnic – Successful. Budget given was \$2000, spent \$1300. New Budget for next year will be \$1500.

9. **NEW BUSINESS**

A. Update of Pool and Spa Guest Policy – Barbara working on this, will report next meeting.

B. Oversized cardboard bin box by pool – Too many management issues to be considered.

C. Reissue of Pool/Spa access cards – Motion made and approved to deactivate all card and reactivate upon Homeowner’s completion of new pool and spa contract.

9. **ADJOURNMENT** 7:52PM by Barbara

10. **NEXT MEETING DATE.** The next monthly Board meeting is scheduled for December 13, 2023 at 7:00pm at the Prunedale Library and on Zoom.