

OAK HILLS HOMEOWNERS ASSOCIATION

Annual Meeting Minutes

May 2, 2023

Tom Dominy called the in-person/Zoom meeting to order at 7:09pm.

1. Establishment of Quorum (5):

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

2. Agenda:

a. Approval of Agenda – Motion to approve agenda (Gerald) seconded (Rod). Motion carried. With (5) Ayes - Tom Dominy, Rod Karg, Gerald Gifford, Michael Kelly and Cerisa Skinner

3. Introductions

a. Board Members – Tom, President. Rod, Treasurer, Gerald Gifford, Mike Kelly, Cerisa Skinner VP. (Not President - Fernando Munoz, Todd Fridey and Keturah Joneson.

b. Employees –

Emma is our administrator. Emma is in Orlando with her daughter for the World Cheerleading Competition. Emma's husband, Tony is helping us tonight and counting ballots for us. Thank you, Tony

Eric is our new maintenance person. Eric has been cleaning up the facilities and working on maintenance projects to improve the function and appearance of the facility.

Claire is our weekend maintenance person. As you probably remember the pool was closed for a month last summer. Claire wanted to swim and she also wanted to have the pool open for our neighbors so she came to work for us. She has done much more than is required of a weekend maintenance person. She created a cleaning and maintenance checklist which shows what each maintenance person is doing every day. Claire also created a procedures manual that provides a step by step list so that a new person or someone filling in can refer to it when they are doing a task that they are unfamiliar with. Claire is an example of how someone can make a positive change without being on the Board. You don't have to be an employee. You can volunteer to serve on the Landscaping survey team or the Architectural Committee. There many ways to volunteer, just let us know what area you would like to help us improve.

4. Board Reports:

a. President's State of the HOA remarks:

The past year since last May of 2022 has had some challenges particularly with the pool area which had to be closed due to repairs and upgrades. Rod will be discussing the specific details in his remarks about how those problems were resolved.

We have had some personnel changes hiring a new Administrator and Maintenance person Emma Waroff and Eric Gutierrez. The Greenbelt has been cleared of trees and weeds that would be considered a fire or safety hazard and yes, another has passed without an increase in your fees.

The Board also saw changes with the addition of Cerisa Skinner, Keturah Joneson and Gerry Gifford.

To avoid the challenge of potential changing of Administrators, the Board adopted a professional company Community Financial the collects fees, pays bills and produces financial reports. So far it has worked very well with most homeowners. Along with this change required a new mailbox in front of the pool building saving the HOA PO Box fees for years ahead.

The pandemic finally ended last year with its first successful picnic where neighbors can greet and meet each other, and the Board has developed hybrid monthly meetings to increase participation with those who still prefer to stay at home as well as in person. There were new picnic tables assembled by generous volunteers and new swings to replace very old ones.

Most people would not know that Spectrum ran a cable to OHHA property which allowed its own communication network necessary for the surveillance system.

Finally, after a long struggle of approving CC&Rs and By-laws, the Board was able to tackle the arduous task developing its own Architectural Review Policy, setting standards that conform with generally accepted styles and timetables to prevent construction eyesores. They were developed by a hard-working core of volunteers led by Dana Suverkrop, now retired from the Board, and finished with participation by Todd Friday, Mike Kelly, Gerry Gifford, Cerisa Skinner, Rod Karg and me. The rest of the Board completed its final approval and sent it to all members for review with a townhall meeting June 5th to answer questions and listen to concerns and suggestions.

The members of the Board look forward to continuing its leadership and management to keep Oak Hills a great place to live.

Tom introduces Rod Karg, Rod Reports:

b. Landscape/Greenbelt:

a. Landscaping – Due to the incessant rains, Paradise was unable to mow for 4 weeks. They have been working on the grassy areas along Charter Oak. This area looks much better. Last week they began working on the access paths to bring them back to an acceptable level.

b. Greenbelt – Mowing will start the day after Memorial Day. Cal-Fire will be weed whacking and removing down branches during the first 3 weeks in June.

c. Financials:

a. We have not had an increase in assessments in 5 years. We will need to raise the assessments due to the impact of inflation. We continue to look for areas where we can reduce costs and still deliver the service that our neighbors deserve.

d. Pool & Spa

a. The system for the pool was replaced. The automatic chemical feeders have been installed. The chemical feeders provide a consistent level of chlorine and PH so that the pool and spa are always clean and sanitary.

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e. Public Comments

a. Homeowner is concerned that not all homeowner's are not being invited to the ARC meetings and the amount of Board members required to be present at meetings

b. Homeowner is concerned about members on Zoom vs. In person.

c. Homeowner did not want to be recorded. No notes to report.

f. Election results:

Election results reported by an independent election count.

Barbara - 61

Rod - 56

Tom - 38

Fernando - 26

Andria Cutler - 14

Gary Skillet - 1

Bill Harvey - 1

g. Motion to appoint Fernando Munoz to fill Board vacancy for seat expiring in 2024 Motion carried without opposition.

5. Adjournment – The meeting was adjourned at 8:31pm

Next Annual Meeting: May 7, 2024 via Zoom, 7pm