

Oak Hills Homeowners Association
Monthly Board Meeting Minutes – Open Session
April 16, 2025

1. CALL TO ORDER

President Barbara Gulley called the meeting to order at 7PM.

2. ROLL CALL

Board Members

Barbara Gulley, President
Jackie Lonerio, Vice President
Rod Karg, Secretary
Nathalie Hendricks, Treasurer
Fernando Munoz, Member at Large
Roy Ray, Member at Large
Holly Gray, Member at Large
Mohammad Reza Kazemi, Member at Large

3. APPROVAL OF AGENDA & MINUTES

- A. The Agenda for tonight's meeting was approved.
- B. The Minutes of March 5, 2025 Board Meeting were approved.

4. CORRESPONDENCE

- a. Broker call regarding Arrowleaf.
- b. Homeowner wanted Sup. Church meeting minutes.
- c. Couple looking for neighbor with down fence.
- d. Tri County Fire regarding invoice.
- e. Homeowner left vest on tennis court.
- f. Many key inquires.
- g. Relator wanted utility services list.

5. EXECUTIVE ACTIONS

- a. Details of services from a new vendor for OHHA accounting will be discussed at the next closed session on April 16, 2025.
- b. Employee reviews were discussed.
- c. Motion to not give employees a raise at this time passed.
- d. Motion to eliminate employee reviews passed.
- e. Homeowner has resolved the landscaping violation.

6. REPORTS

A. Admin –

- a. Greenbelt will now be published Quarterly.
- b. Holly will be the new Chair for the annual picnic.

B. Maintenance –

- a. One broken lounge chair now behind shed waiting repair.
- b. Wind guard is up.

C. Greenbelt & Landscaping –

a. Greenbelt will be mowed between Memorial Day and the first week of June. Cal Fire will trim around trees and fences during the first 3 weeks of June.

b. Paradise Landscaping sent extra manpower on April 16 and the entrance area has been cleaned up.

D. Financials -

a. Discussion of timeline for new treasurer transition.

b. 2 Board members (Roy & Rod) have reviewed the February Financials.

c. Notice of increase from Community Financials received, options being reviewed.

d. CD will be rolled over to a 7-month CD with a 4.25% rate.

e. Audit of financial reports completed and finalized.

f. Motion to approve quote for \$2500 for new CPA for financial review approved.

g. 2024 Depreciation discussed

h. Pool permit will be billed around end of May. Admin will follow up.

7. OLD BUSINESS

A. Rec Center Landscaping Project – Committee meeting set for Saturday morning.

B. Securing the Tennis Courts & Playground area – \$3210.04 quote for moving equipment to shed approved.

8. PUBLIC/BOARD COMMENT –

a. Homeowner would like the Board to consider the addition of “*not allowing burn piles in Oak Hills*” into the Landscaping Policy.

9. NEW BUSINESS

A. Review of Budget – The 2025 Budget for Oak Hills HOA was revised. Motion to adopt the new budget for 2025 passed.

B. Rod Karg appointed interim treasurer until May 21, 2025.

10. ADJOURNMENT 8:30pm by Barbara

Annual Meeting is scheduled for **May 6, 2025**, at 7:00pm at the **Prunedale Library**.

The next monthly Board meeting is scheduled for **May 21, 2025**, at 7:00pm at the **Castroville Library**.