

OAK HILLS HOMEOWNER'S ASSOCIATION  
Board Meeting Minutes  
October 13, 2021

Board members Present: Tom Dominy, Rod Karg, Fernando Munoz and Mike Kelly

Tom called the ZOOM meeting to order at 7:17 pm.

1. Establishment of Quorum (4):
  - a. A Quorum was established.
2. Agenda:
  - a. Approval of Agenda – Motion to approve agenda. Rod/Mike. Motion carried.
3. Minutes:
  - a. Approval of September 8, 2021 Regular Session Minutes and October 4, 2021 Executive Committee Minutes. Motion to approve the September 8, 2021 Regular Session Minutes and October 4, 2021 Executive Committee Minutes. Rod/Mike. Motion carried.
4. Public/Board Comments
  - a. None
5. Correspondence:
  - a. Tom reported on an email he received from a homeowner concerning the driveway aprons that were replaced with concrete instead of aggregate. Dana has responded to him in a letter.
  - b. Tom received a phone call regarding a disturbing incident at the pool.
  - c. Tom received an email regarding the pool being cooler than usual.
  - d. Tom received a question from a homeowner about any permission she would need regarding upgrading to her landscaping.
  - e. Rod received some complaints about some dogipots missing pickup bags. Another homeowner asked him what the Board is doing about the house on Foxtail that is replacing their driveway.
6. Reports:
  - a. Maintenance
    1. Steve reported that the automatic chemical feeding systems have been received and awaiting installation.
    2. Tom motioned that no more than \$1700 be spent on the sliding glass door replacement. Rod seconded the motion. After discussion, a vote was taken and the motion passed.
  - b. Budget/Utility Report

1. The monthly Budget report for September 2021 was presented. Rod motioned to accept the Budget report as presented. Mike seconded the motion. After discussion, a vote was taken and the motion passed.
- c. Financial Report Review
  1. Rod and Tom attested that they have reviewed the September 2021 financial documents and reports.
- d. Administrative Report -
  1. Steve reported that the Reserve Study update has been received. A few changes were sent back to Golden Consulting. He is awaiting the final copy.
- e. Greenbelt - Rod
  1. No report
- f. Executive Session Actions
  1. Tom reported that the Board approved to turn off a homeowner's pool key card.
7. Old Business
  - a. Architectural Review Committee Report.
    1. No Report
  - d. Playground Upgrades
    1. Rod reported on options to replace the sand in the playground and replacing the grass with decomposed granite.
8. New Business:
  - a. Review and approve the 2022 budget.
    1. Rod presented the proposed 2022 budget. Rod motioned to approve the proposed 2022 budget. Mike seconded the motion. After discussion, a vote was taken and the motion passed.
    2. Rod reported that there are a couple of sidewalk benches that need repairing. One bench needs a new back and the other needs a new seat. Rod motioned to purchase a new bench to use a parts to repair the other benches. Mike seconded the motion. After discussion, a vote was taken and the motion passed.

Adjournment – The meeting was adjourned at 7:500 PM. Tom/Mike  
**Next General Meeting Date – November 10, 2021 via ZOOM, 7:00 pm**