

Oak Hills Homeowners Association
Monthly Board Meeting Minutes – Open Session
Prunedale Library
July 15, 2026

1. CALL TO ORDER

President Tom Dominy called the meeting to order at 7:12PM.

2. ROLL CALL

Board Members

Tom Dominy, President
Jackie Lonerio, Vice President
Rod Karg, Treasurer
Kathryn Pernet, Secretary
Roy Ray, Member at Large
Gary Skillett, Member at Large

3. APPROVAL OF AGENDA & MINUTES

- a. The Agenda for tonight's meeting was approved.
- b. The Minutes of June 17, 2026, Board Meeting were approved.

4. CORRESPONDENCE

- a. ARC Driveway inquiry.
- b. Shared fence inquiry.
- c. CalFire cutting in Greenbelt a concern due to noise reduction.
- d. Chili cookoff.

5. PUBLIC/BOARD COMMENT-

- a. Homeowners with large tree present to discuss letter received & progress.

6. EXECUTIVE ACTIONS

- a. Collection policy is undergoing legal review.
- b. May 2026 delinquent homeowners addressed.
- c. OHHA dues will not be recovered due to foreclosure.
- d. ARC application for driveway addressed.

7. REPORTS

- a. Emma - Administrative
 - 1. Certificates of Appreciation given to staff.
- b. Jackie – Maintenance
 - 1. Walk through completed, 24 items on list 13 completed so far, Eric doing well.
 - 2. Hot water heater part ordered to replace the pilot assembly and will be installed by Eric.
 - 3. Chairs for the pool will be replaced at the beginning of next pool season.
- c. Rod - Greenbelt & Landscaping
 - 1. Paradise Landscaping work on the Foxtail Access Path a concern.
 - 2. Home on Brookdale with large cypress tree with broken branches that overhang

street discussed.

3. CalFire completed job; we now have piles of cut and limbed trees that need to be chipped/removed. Motion to accept the lowest bid when it is received at the time received in lieu of waiting and voting at next meeting failed.

4. Walk through showed 3 trees that pose hazards to homes and highway. Motion to accept the arborists estimate for \$500 to review 7 trees passed.

d. Rod – Financials

1. Rod and Roy have reviewed the financials.

2. 30 minutes will be added to September meeting for Budget Review.

8. OLD BUSINESS

a. CSA 45 – no report

b. Street Light – Marilyn Vierra at Church's office has contacted PG&E and connected them to Raul Martinez at Monterey County Public Works to determine responsibility for all streetlights in Oak Hills.

c. Proposed Collection Policy – Motion to move due date paragraph and include HOA dues passed. Motion to send Collection Policy to homeowners for 28-day review passed.

9. NEW BUSINESS

a. Barbed wire quotes – Motion to accept Diaz Fencing for \$ 2500 to repair 3 rows of barbwire at 156 and repair 10 sections of fence, paid from the Reserve Fund passed.

b. Blackberry bush – Motion to reimburse homeowner to remove the bush on their own for a reimbursement up to \$400 passed.

c. Chipping in greenbelt – See 7.c.3 above

d. Annual Picnic – Board will reach out to Homeowner looking to put on Chili Cookout and revisit at next meeting.

e. Wall – Admin to ask for more information for Homeowner.

10. ADJOURNMENT

8:02pm

The next monthly Board meeting is scheduled for **August 19 2026**, at 7:00pm at the Castroville Library.