

Oak Hills Homeowners Association
Monthly Board Meeting
October 11, 2023

1. **CALL TO ORDER**

President Barbara Gulley called the meeting to order at 7:01PM

2. **ROLL CALL**

A. Board Members

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

3. **APPROVAL OF MINUTES**

The minutes of the September 13, 2023 Board Meeting and the Executive Committee meeting were approved as submitted.

4. **OPEN FORUM**

An open forum was held, where members were given an opportunity to address the Board.

A. Status of repair work for OHHA county roads. Barbara responded and pointed to Supervisor Glenn Church's statement.

B. Dog park desired, Homeowner willing to head up a committee.

5. **CORRESPONDENCE**

A. None reported

6. **EXECUTIVE ACTIONS**

A. Following items were discussed

a. Legal Matters – Discussion of owners with assessments with a high balance.

b. Personnel -- Discussion regarding 6-month review of maintenance position. The Board approved a raise for this position.

c. Contracts -- Discussion of current Landscape service provider. In an effort to establish effective communication of current expectations from the OHHA to the Contractor, the Board approved Jackie Lonero to be the point of contact.

d. Property Issues – Discussion of properties out of compliance with ARC policy. Motion approved to send homeowner a letter requesting compliance with the ARC policy. Property has a prohibited structure.

e. Pool Incident – Issue closed

f. Board approved appointment of Jackie Lonero to the open Board seat.

7. **REPORTS**

- A. Administrative – Pool hours updated, Greenbelt newsletter for end of month being prepped.
- B. Landscaping – Jackie is the new point of contact with Paradise Landscaping
- C. Greenbelt – 3 eucalyptus trees have been removed.
- D. Financials – Tax return received. ATT raised prices, Rod called, locked in 1 year price for less.
Heater repair impacted the Pool Maintenance account.
- E. Maintenance – Eric fixed broken stall in women’s restroom.

8. **OLD BUSINESS**

- A. Oak Hill Entrance Wall Replacement – Completed, contractor paid.

9. **NEW BUSINESS**

- A. Approval of 2024 Budget – Motion made and approved.
- B. Tree bids – Approved a motion for the removal of 2 branches behind Maul Oak by El Gabilan for \$595. Approved motion to \$200 to Deadwood to fill in the low spot on behind the Pampas fence.
- C. Update of Pool and Hot Tub guest policy – moved to next session per Barbara
- D. Annual Picnic – Special thanks to Andria Cutler, Stephanie Price and Jackie Lonero for assisting Barbara in the production of the Annual Picnic.

9. **ADJOURNMENT** 7:32PM by Barbara

10. **NEXT MEETING DATE.** The next monthly Board meeting is scheduled for November 15, 2023 at 7:00pm at the Prunedale Library and on Zoom.