

OAK HILLS HOMEOWNERS ASSOCIATION
Board Meeting Minutes
May 10, 2017

Board Members Present:	Peggy Scoggin
Rod Karg	Renate Harvey
Beenal Amin	Jackie Lonero
Tom Dominy	Cathy Garza

Tom called the meeting to order at 7:05 pm.

1. Approval of Agenda – Rod motioned to accept the agenda. Jackie seconded the motion. A vote was taken and the motion passed.
2. Board Items
 - Minutes of April 12, 2017 Board Meeting – Rod motioned to accept the April 2017 minutes as presented. Tom seconded the motion. A vote was taken and the motion passed.
 - Annual Meeting Minutes of May 2, 2017 – Peggy motioned to accept the Annual Meeting minutes as presented. Renate seconded the motion. A vote was taken and the motion passed.
 - April 2017 Budget – Peggy motioned to accept the April 2017 Budget Report as presented. Rod seconded the motion. A vote was taken and the motion passed.
 - Appointment of Officers:
 - Peggy nominated Cathy for President. A vote was taken and Cathy received 7 votes. Cathy was voted in as president.
 - Peggy nominated Rod for Vice President. A vote was taken and Rod received 7 votes. Rod was voted in as Vice President
 - Beenal nominated himself for Secretary. A vote was taken and Beenal received 7 votes. Beenal was voted in as Secretary.
 - Rod nominated Peggy for Treasurer. A vote was taken: Peggy received 7 votes. Peggy was voted in as Treasurer.
3. Open Forum / Comments
 - A homeowner gave his thought on the internet service provider called Miterlink.
4. Correspondence
 - Jackie responded to an e-mail to a homeowner regarding a semi-tractor parked on Charter Oak. Renate suggested that the Board send a letter to the homeowner regarding the location of the parked truck. Beenal discouraged the letter to the truck owner. Tom motion to send a letter on behalf of a concerned homeowner regarding the parked truck. Rod seconded the motion. After discussion, a vote was taken and the motion failed. Cathy will respond back to the concerned homeowner.
 - Peggy and several board members received a call from a homeowner regarding a pine tree being cut down. Jackie informed the homeowner about the situation.

- Steve met with the county health inspector, after a pool inspection, to view the house on Cockle Bur in which a complaint had been filed.
- Steve received a call from a homeowner on Sandbur regarding the requirement to pay into the Special Drive account. Steve suggested that she come to a Board meeting or write a letter to the Board.

5. Admin Report

- The Board discussed the Management Liability Bond quote that Steve presented last month. Board requested a quote for \$500K bond.
- Steve reminded the Board that Cal Fire is scheduled for the week of June 5th. He requested that Pete coordinate the mowing with Cal Fire's schedule.
- Steve asked for a motion to be made to transfer \$1,190.80 from the Reserve account to the General checking account to pay for the replacement of the 3 hp circulation pump. Peggy so moved. Renate seconded the motion. After discussion, a vote was taken and the motion passed.
- Steve informed the Board that he has sent out 4 Pre-Lien notices.
- Steve requested the Board and Employees to sign and return their copy of the Code of Conduct form.

6. Reports

6.1. Maintenance / Safety

- Pete reported that the pool facility is good. Pete explained his testing of the chemicals for the hot tub and reported on the pool inspection from the county. He needs to post 2 C.P.R. signs.
- Pete updated the board on the playground cover. The Board gave Pete a deadline of 3 months to find sand for the playground area.
- Peggy told the board that all bushes need to be cut away from the fence prior to replacement.

6.2. Greenbelt – Fallen Trees

- Rod reported that the hanging branches and trees hanging over Charter Oak have been removed as well as other dead trees along Charter Oak. The eucalyptus trees that were close to a homeowners fence, off of Colonial, have been removed.

7. Old Business

7.1. Pool fencing

- Peggy reported that the fence installation will start on June 5th.

7.2. Weekend Maintenance Person Recommendations.

- Jackie reported that the person they interviewed is no longer being considered.

7.3. CC&R report and Bylaws working Session (Approval)

- Due to time constraints, Tom suggested having a committee meeting to finalize the CC&Rs. Meeting set for Tuesday May 23 6pm at Peggy' house.

7.4. Landscaping and Pool Rules and Regulations renaming and Overview

- Deferred

7.5. Pool Regulations and Fines

- Deferred

7.6. Easement Cleaning

- Jackie reported that the easements have not been done per contract in the past several weeks. After talking to the landscaping company, she reported that they did complete the easement clearing this week and did a great job.

7.7. Article in Greenbelt

- Renate wants to see an article in the next Greenbelt to recommend clearance behind Greenbelt Fences.
- Cathy, Barbara and Tom will be on a letter committee to draft template for landscaping violation letter.

8. New Business

8.1. Broken Rail Fence on Charter Oak

- The rail fences belong to two different owners. The Board discussed options of getting the fence repaired.

8.2. Project Item List

- Renate reviewed the project list of items still to be done.

9. Agenda Items

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10. Next Meeting Date – June 14, 2017 7pm

11. Location – Prunedale Library Community Room

12. Adjournment

- Tom motioned to adjourn the meeting. Jackie seconded the motion. A vote was taken and the motion passed. The meeting was adjourned at 8:40 pm.