

OAK HILLS HOMEOWNERS ASSOCIATION
Board Meeting Minutes
August 8, 2018

Board members Present: Renate Harvey, Peggy Scoggin, Beenal Amin, Tom Dominy, Jackie Lonero,
Rod Karg, Cathy Garza, Barbara Gulley

Cathy called the meeting to order at 7:01 pm

1. Establishment of Quorum
 - a. Quorum was established.
2. Agenda:
 - a. Approval - Tom motioned to accept the agenda as amended. Peggy seconded the motion. A vote was taken and the motion passed.
3. Minutes:
 - a. Approval of the June 25, 2018 Executive Meeting Minutes – Peggy motioned to accept the June 25, 2018 Executive Meeting Minutes. Tom seconded the motion. A vote was taken and the motion passed with Renate abstaining.
 - b. Approval of the June 28, 2018 Executive Meeting Minutes Go to July 30 Minutes –
 - c. Approval of the July 18, 2018 Board Meeting Minutes – Peggy motioned to accept the July 18, 2018 Executive Meeting Minutes. Jackie seconded the motion. A vote was taken and the motion passed.
 - d. Approval of the July 30, 2018 Executive Meeting Minutes – Tom motioned to accept the June 30, 2018 Executive Meeting Minutes. Jackie seconded the motion. A vote was taken and the motion passed with Peggy abstaining.
4. Public Comments
 - a. A homeowner liked the agenda. She reported on CSA45 meeting in May.
5. Correspondence:
 - a. Board received e-mail asking how to request access into greenbelt for gathering firewood.
 - b. Steve received a request from a homeowner to access his back yard through the greenbelt to remove several trees on his property. Board approved request with specific dates.
6. Reports:
 - a. Budget/Utility Report – Steve
 1. Steve presented the Monthly Budget report for July 2018. Peggy motioned to accept the July Budget Report as presented with explanation. Tom seconded the motion. A vote was taken and the motion passed.
 2. Utility Report was presented.
 - b. Administrative Report – Steve
 1. Steve report that a homeowner presented a claim to his damaged fence from the storm in February 2017. A discussion was held and the claim denied.
 2. Steve reported that Cal Fire has completed their work. It is a possibility that their chipper may

become available again.

3. Steve reported that the homeowner who had a party at the park on July 28 left a lot of duct tape on the fence. When taking off the tape, it removed a small patch of paint from the fence. He withheld \$25 from their deposit to cover expenses of clean up.
4. Commercial Property Insurance being re-quoted with new carrier.

c. Greenbelt

1. No Report

7. Committee Reports:

a. Landscaping Committee

1. Rod reported one new violation and motioned to send a violation letter. Peggy seconded the motion. After discussion, a vote was taken and the motion passed.

B. Personnel

1. No Report.

C. Annual Picnic

1. Renate reported the preparations for the picnic on Sept 15. Rod motioned to have a budget of \$1200. Peggy seconded the motion. After discussion, a vote was taken and the motion passed.

8. Old Business:

a. Private Roads

1. Peggy reported that a crack on Arrowleaf Private Drive and the damaged sidewalk at the entrance to the parking lot will be repaired by Boyd's Asphalt when they can schedule these repairs.

b. Common Trench

1. After discussion, Peggy motioned to defer the item until December 2018. Rod seconded the motion. A vote was taken and the motion passed.

c. Spa Phone

1. Steve reported he gave the call box to Steve H. for installation.

d. CC&R's and Bylaws to Homeowners

1. Steve reported that he mailed out the draft copies of the CC&R's and Bylaws to the homeowners for their review on July 20. Two meeting dates have been reserved to discussion of documents: August 15 for CC&Rs and August 22 for Bylaws. Both meetings at the Castroville library meeting room at 7pm.

9. New Business:

a. Greenbelt Vehicle Access Policy.

1. Rod presented and reviewed the internal procedures and guidelines to manage the Greenbelt Vehicle Access Policy. Rod moved to accept the guidelines as re-written. Tom seconded the motion. After discussion, a vote was taken and the motion passed with Beenal opposing.
2. Rod presented the permission form to be filled out upon request of greenbelt access.

10. Adjournment

- a. Next Meeting Date – September 12, 2018, 7pm Prunedale Library Community Room
- b. Meeting was adjourned at 8:04 pm. Tom / Rod