

OAK HILLS HOMEOWNERS ASSOCIATION  
Board Meeting Minutes  
May 9, 2018

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

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 presented. Peggy seconded the motion. A vote was taken and the motion passed.
3. Minutes:
  - a. Approval of the April 11, 2018 Board Meeting Minutes – Tom motioned to accept the April 11, 2018 Board Meeting Minutes. Peggy seconded the motion. After a correction, a vote was taken and the motion passed.
  - b. Approval of the April 11, 2018 Executive Session Meeting Minutes – Tom motioned to accept the April 11, 2018 Executive Session Meeting Minutes. Peggy seconded the motion. A vote was taken and the motion passed.
  - c. Approval of the May 1, 2018 Annual Meeting Minutes – Defer to June Meeting
4. Open Forum/Comments
  - a. None
5. Correspondence:
  - a. A homeowner requested that a dead pine tree be removed from the greenbelts as it may fall onto their home.
  - b. A homeowner requested if she could park on Charter Oak while her private drive is being worked on.
  - c. A homeowner e-mailed the Board for a request to access his back yard via a gate and be able to drive across the greenbelt. The board discussed his request. It will be addressed in executive session.
  - d. A homeowner inquired if there is a restriction on placing a carport in front of their home.
6. Reports:
  - a. Budget/Utility Report – Steve
    1. Steve presented the Monthly Budget report for April 2018. Peggy motioned to accept the March Monthly Budget Report as presented. Tom seconded the motion. A vote was taken and the motion passed.
    2. Utility Report was presented.
  - b. Administrative Report – Steve

1. Steve requested a motion to move \$2,580.24 from Reserve account to General account to fund the Ross Recreation purchase that was approved at the April 2018 Board meeting. Renate so moved. Jackie seconded the motion. A vote was taken and the motion passed.
  2. Steve requested a motion to place a lien on a property that is over 4 payments past due. Peggy motioned for Steve to proceed with the lien. Tom seconded the motion. A vote was taken and the motion passed.
  3. Steve contacted Cal Fire and they are scheduled for 2 weeks (as needed) starting July 9.
- c. Maintenance – Pete
1. Pete gave his report on the pool facility.
  2. Pete passed out a bid to repair the pump room door. Peggy motioned to accept the bid for \$798.98. Tom seconded the motion. A vote was taken and the motion passed.
  3. Steve asked the status of fixing the inner breezeway gate by anchoring it more securely to the wall.
  4. Cathy questioned why Pete is pouring chlorine directly into the pool vs. the chlorinator.
- d. Playground/Pool/Spa check lists
1. Pete will get this to the Board.
- e. Greenbelt – No Report
7. Committee Reports:
- a. CC&R
1. No change in status.
- b. Landscaping Committee
1. No Report
- c. ByLaws
1. Richard reported that the ByLaws have been approved by the lawyer. Tom motioned to approve the new ByLaws as presented. Peggy seconded the motion. A vote was taken and the motion passed. Tom thanked Richard Garza on his work in chairing the ByLaw committee.
- d. Basketball Court
1. No update.
- e. Pool Committee
1. Renate sent an update to the board on the remaining pool furniture shipment.
8. Old Business:
- a. Recreation Center Walkthrough
1. Tom discussed painting schedule.
- b. Short Term Rentals
1. Renate motioned to have Cathy contact the lawyer to add short term rental verbiage into the CC&R's. Beenal seconded the motion. After discussion, a vote was taken and the motion failed.

- c. Graffiti and Cameras
  - 1. The camera system has been upgraded with new software.
  - 2. A dedicated circuit has been installed to feed the gate controller and camera system.
  - 3. While installing the new circuit, the electrician found other issues which were fixed.
  - 4. New lighting has been installed on the front of the facility building and led lighting has been installed at the ends of the building.
  - 5. Discussion on electrical issues.
- d. Greenbelt Cleanup
  - 1. Mowing will start mid June.
- e. Private Roads/County Roads
  - 1. Parking lot construction has started. On May 15, they will start with the private drives.
- f. Pool Spa Policy
  - 1. The policy has been mailed to the homeowners.
- g. Incident Follow Ups
  - 1. Cathy reported on the incident on April 15 in the Hot Tub. Steve reported on the May 6 incident in the hot tub.
- 9. New Business:
  - a. Spectrum Internet
    - 1. Cathy recommended Spectrum Internet for the OHHA office and at the pool facility for OHHA business. Renate motioned to install Spectrum high speed internet at the office. Peggy seconded the motion. A vote was taken and the motion passed.
  - B. Tennis Courts
    - 1. Tom – No Report
  - C. Greenbelt Comments Pool/Spa
    - 1. No comments yet.
- 10. Adjournment
  - a. Next Meeting Date – June 13, 2018, 7pm Prunedale Library Community Room.
  - b. Meeting was adjourned at 9:22 pm.