

OAK HILLS HOMEOWNERS ASSOCIATION
Board Meeting Minutes
July 12, 2017

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

Cathy called the meeting to order at 7:05 pm

1. Establishment of Quorum
 - a. Quorum was established.
2. Agenda:
 - a. Approval - Tom motioned to accept the agenda as presented. Renate seconded the motion. A vote was taken and the motion passed.
3. Minutes:
 - a. Approval for 5-10-2017 Closed Meeting Minutes – Tom motioned to accept the May 10, 2017 Closed Meeting Minutes. Renate seconded the motion. A vote was taken and the motion passed.
 - b. Approval for 6-14-17 Regular Meeting Minutes – Peggy motioned to accept the June 14, 2017 Regular Meeting Minutes. Renate seconded the motion. A vote was taken and the motion passed with one abstention
 - c. Approval for 6-14-2017 Closed Meeting Minutes – Deferred to August meeting.
4. Open Forum/Comments:
 - a. A homeowner requested that a letter be sent to homeowner that has a rooster in their back yard.
5. Correspondence:
 - a. Tom discussed his e-mail to the board regarding the ice plant in the easement area on Foxtail.
 - b. Tom also discussed vehicles that may block the easement area.
 - c. Steve received a call requesting a backboard stop in tennis court area to be considered.
6. Reports:
 - a. Budget/Utility Report – Steve
 1. Steve presented the Monthly Budget report. Peggy motioned to accept the Monthly Budget Report. Beenal seconded the motion. A vote was taken and the motion passed.
 - b. Administrative Report – Steve
 1. The board requested that the map on the web site only show our association. The Board will review the map and discuss at the next meeting.
 2. Steve reported he has a file sharing system, Dropbox, will be ready for the Board members to use. This will allow Board members to share files with one another and to have access to archived files. He will send out instructions in the next few weeks.
 3. Steve presented to the Board a new phone system that would save \$25-\$30 per month over the existing phone service. Tom motioned to approve the new phone system. Renate

seconded the motion. After discussion, a vote was taken and the motion passed.

c. Maintenance – Pete

1. Pete reported no problems with the pool/hot tub.
2. Pete reported a minor issue with the new fence by the tennis court. It is not secured to the tennis court fence. The fence company will fix the issue. The fence company will also look at an automatic parking lot gate.
3. Pete discussed with the Board the area between the fence and the shed and options to screen off the area so it is not visible from the road.
4. Pete discussed the options of mounting the signs around the playground fence area. He suggested using a separate metal post to mount the signs to. Peggy and Jackie will help Pete with the signage.
5. Pete explained to the board that there is a dip and slight gap between the ground and the bottom of the fence between the pool building to the tennis court. Pete does not believe that the gap is big enough for anyone to crawl under.
6. Pete replaced the soap dispensers with a new style of dispenser. Pete addressed the wasp nest at the pool. Pete reported his status on the sand for the playground. He gave a recommendation of using JM Landscaping to bring in the sand and spreading the sand for \$1,500. Tom motion to hire JM Landscaping, Juan Marquez, to deliver and spread the sand into the playground structure for \$1,500. Funding will come from the Reserve account. Peggy seconded the motion. After discussion a vote was taken and the motion passed.
7. Pete requested installing a water outlet near the tennis court so that the courts can be washed. This will be discussed at the August meeting.

d. Greenbelt – Rod

1. Rod reported on work that has been completed in the greenbelt.
2. Rod received bids on cleaning up areas in several locations within the greenbelt. The lowest bid was from Paradise for \$9,182. Rod moved to accept the bid from Paradise to do the work. Peggy seconded the motion. After discussion, a vote was taken and the motion passed.
3. Rod asked the Board if they want the stumps along Charter oak removed. He reminded that the Landscaping budget is over budget at this time. After discussion, Renate motion for Rod to get estimates to remove the two large stumps on Charter Oak. Jackie seconded the motion. After discussion, a vote was taken and the motion did not pass.

7. Committee Reports:

a. CC&R – Tom

1. Tom suggested that the CC&R be deferred to committee.

b. Pool Regulations - Tom

1. Tom suggested that the pool regulations be deferred to committee

c. Landscaping – Rod

1. Rod discussed the letter regarding the split rail fence. Rod suggested that the body of the letter can be used for separate form letters addressing landscaping rules and regulation issues.

d. Bylaws – Cathy

1. Richard reported on the Bylaws committee meeting. The next meeting will be July 19, 6pm at Richard's house.

8. Old Business:

a. Pool Fencing Update – Peggy

1. Peggy thanked Pete for taking care of many of details that pertained to the new fence installation. Renate thanked Peggy and Pete for their efforts. Tom reported that everyone he has talked to expressed liking the new fence.
- b. Weekend Maintenance Position – Renate/Jackie
 1. Jackie reported that there was one person interested. She is waiting to hear from him.
- c. Broken Rail Fence – Rod
 1. Covered.
- d. Automatic Chemical Dispenser for Spa – Deferred until August

9. New Business:

- a. Project List
 1. Cathy ask the Board if items need to be added to the list. Tom suggested posting the list to the web site and request input.
- b. Reserve Fund Study Audit - Peggy
 1. Peggy had sent out 3 bids to the board for the next reserve study. Peggy motion to use Golden Consulting to do the reserve study. Tom seconded the motion. A vote was taken and the motion passed.
- c. Basketball Court - Cathy
 1. Cathy received a request from Oak Hills Next Door on what it will take to put in a basketball court in the tennis court area. Tom motion that a basketball court be installed in one of the tennis court areas. Renate seconded the motion. After discussion, a vote was taken and the motion did not carry. Cathy requested that a basketball court committee be established.
- d. Annual Employee Evaluation Process
 1. Cathy asked the Board on how to proceed with this process and have a definite plan by the August meeting. Peggy or Rod will send out the evaluation forms to the Board for review.

10. Adjournment

- a. Next Meeting Date - August 9, 2017, 7pm Castroville Library Community Room.
- b. Beenal motioned to adjourn the meeting. Jackie seconded the motion. A vote was taken and the motion passed. The meeting was adjourned at 9:10 pm