

OAK HILLS HOMEOWNERS ASSOCIATION
Meeting Minutes
February 17, 2016

Board Members Present:	Peggy Scoggin
Rod Karg	Renate Harvey
Beenal Amin	Jackie Lonero

Rod called the meeting to order at 7:06 pm.

1. Approval of Agenda – Peggy motioned to accept the agenda as amended. Jackie seconded the motion. A vote was taken and the motion passed.

2. Board Items
 - Minutes of January 20, 2016 Board Meeting – Jackie motioned to accept the January 2016 minutes as amended. Peggy seconded the motion. A vote was taken and the motion passed.
 - Executive committee minutes Jan 11 & 20, 2016. Renate motioned to accept the executive minutes as presented. Jackie seconded the motion. A vote was taken and the motion passed.
 - January 2016 Budget and Utility Report – Peggy motioned to accept the January 2016 Budget Report as presented. Renate seconded the motion. A vote was taken and the motion passed.

3. Open Forum / Comments
 - A homeowner approached the board about her plans on building a fence along side of her house. She presented photos and explained to the board where the fence would be built. Rod requested a top view drawing with measurements.
 - A homeowner suggested that the landscapers cut the shrub and trim the trees going up the hill on Charter from Cathedral Oak. She also reported that a homeowner on Arrowleaf has moved a lot of soil. Jackie reported that he is building a storage shed and exercise room in the back of his home.
 - Cynthia reported that the speed reading sign is coming to Hwy 156 but no firm date. There will also be a speed radar sign installed on Charter Oak. She also wrote letters to TAMC regarding safety issues on 156.
 - Cynthia went to the past TAMC meeting in January and they will be putting a transportation tax on next ballot but the funds will not go to the 156 project.
 - The Board entered into Executive Session for about 10 minutes.

4. Correspondence
 - The Board received a letter from a homeowner regarding dead trees along Hwy 156.

5. Admin Report

- Steve reported that the Financial Review is in final stages.

6. Reports

6.1. Maintenance / Safety

- Pete gave history of the barbed wire fence along Hwy 156.
- Pete reported that the Hot Tub failed an inspection. After corrections, Hot Tub was re-inspected and passed.
- Pete got a bid to replace the hot water heater for the showers. Rod asked Steve to get 2 more bids.
- Pete presented a bid for the lighting of the entrance sign.
- Rod requested that the benches in the tennis courts be cleaned. Pete said he cleaned the benches 3 days ago.
- Renate presented a bid to paint the interior restroom walls, install kick plates on the doors and remove non-skid tape from entry way and paint with non-skid paint. Peggy motion to accept the bid from Lopez Painting to do the work and funded from the reserve account. Jackie seconded the motion. A vote was taken and the motion passed.
- Rod presented a quote to make all repairs to all trip hazards on the sidewalk from Cathedral Oak to Cockle Bur. Renate motion to accept the bid from Dennis Miskel to do the work and funded from the reserve account. Peggy seconded the motion. A vote was taken and the motion passed.

6.2. Greenbelt

- Rod presented a bid to trim/remove trees behind Maul Oak. Peggy motion to accept the bid from El Gabilan Tree Service to do the work. Renate seconded the motion. A vote was taken and the motion passed.
- Based on the homeowner's e-mail of the hazardous trees, Rod suggested that the tree committee meet and look at the trees in questions.

7. Old Business

7.1. Pool Rules Implementation Policy and Procedures

- Tabled until after full review and approval from committee

7.2. Pool Security Update / Computer Lock box / Security Video Lessons.

- Renate reported that the lock box will be installed on Friday, Feb 19.

7.3. Signage Policy

- Renate reported that this policy be put on hold for now.

7.4. Pool Fencing Update

- No Report

7.5. Pool pump room upgrade better ventilation from chemical fumes.

- Tabled after discussion

7.6. Automatic Parking Lot Gate

- Tabled

7.7. Oak Hills Entrance Sign Lighting

- Tabled

8. New Business

8.1. Pool Dates of Opening & Closing to reflect changes in Daylight Savings Time

- Renate motion to open the pool on March 13th (First day of DST). Jackie seconded the motion. After discussion, a vote was taken and the motion passed

8.2. Pool access cards cut off and turned on after review of rules

- Renate suggested that all pool cards be turned off and have homeowners re-sign agreement.

8.3. Executive Board Meeting to discuss priorities, goals and activities (contracts and Personnel issues)

- Tables

8.4. Pete's pay for CPO class

- Renate motion to pay Pete for his time spent at the class plus mileage. Peggy seconded the motion. Vote taken and passed.

8.5. Violation of CCR

- Renate reported that a homeowner has roosters in their yard and that they are in violation of the CC&Rs. She presented a violation letter to the board to send to the homeowner. Steve will mail the letter to homeowner.

9. Agenda Items

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10. Next Meeting Date – March 16, 2016

11. Location – North Monterey County High School Room 16, 7PM

12. Adjournment

- Peggy motioned to adjourn the meeting. Beenal seconded the motion. A vote was taken and the motion passed. The meeting was adjourned at 9:05 pm.