

OAK HILLS HOMEOWNERS ASSOCIATION
Board Meeting Minutes
September 12, 2018

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

Cathy called the meeting to order at 7:00 pm

1. Establishment of Quorum
 - a. Quorum was established.
2. Agenda:
 - a. Approval - Peggy motioned to accept the agenda as amended. Beenal seconded the motion. A vote was taken and the motion passed.
3. Minutes:
 - a. Approval of the August 8, 2018 Board Meeting Minutes – Peggy motioned to accept the August 8, 2018 Board Meeting Minutes. Barbara seconded the motion. A vote was taken and the motion passed.
 - b. Approval of the August 29, 2018 Executive Meeting Minutes – Defer until October Board Meeting.
 - c. Approval of the September 5, 2018 Executive Meeting Minutes – Peggy motioned to accept the September 5, 2018 Executive Meeting Minutes. Renate seconded the motion. A vote was taken and the motion passed.
4. Public Comments
 - a. A homeowner commented on a dead tree in the greenbelt. He asked the NMCDFD if they knew who owns the slough area between Oak Hills and Simonville which contain dead trees and thought to be a fire hazard.
 - b. Peggy attended the CalTrans / TAMC meeting on Sept 10th. She briefed the board on the meeting.
5. Correspondence:
 - a. Steve received a call from a homeowner with concerns of another homeowner removing a majority of their trees from the back yard as well as not rebuilding their fence.
 - b. Peggy called the Sheriff re. a truck parked on Trefoil.
 - c. Renate reported that an ECHO meeting will be held in Monterey on October 27. Board members to contact time if they wish to attend and he will make reservations.
 - d. Peggy reported she was contacted by a few neighbors regarding barking dog.
6. Reports:
 - a. Budget/Utility Report
 1. Steve presented the Monthly Budget report for August 2018. Peggy motioned to accept the August Budget Report as presented with explanation. Beenal seconded the motion. A vote was taken and the motion passed.
 2. Utility Report was presented.
 - b. Administrative Report

1. Steve requested a motion to move \$2,183.85 from Reserve account to General to cover repairs of security gate system and pump room door jam. Rod motioned to move the funds. Peggy seconded the motion. A vote was taken and the motion passed.
2. Steve requested a motion to move \$3,358.23 from Reserve account to General to cover the purchase of the pool furniture. Peggy motioned to move the funds. Renate seconded the motion. A vote was taken and the motion passed.
3. Steve reported he had contacted NMCDFD to inspect the home on Cockle Bur for weed abatement. They will attempt to contact the homeowner if there are any violations.
4. Steve reported that Peggy has contacted Golden Consulting Group to start the Reserve Update. Peggy has received documents and she and Steve will get together to start the update process.
5. Steve advised the Board to set up a Budget meeting prior to the October 10th Board meeting. The meeting will be on Sept 19 at 6:30 Peggy's house.

c. Greenbelt

1. No Report

d. Maintenance

1. Cathy passed out a packet of pool/spa daily maintenance logs.
2. Cathy updated the Board on what Steve has completed over the past 2 months.

7. Committee Reports:

a. Landscaping Committee

1. No Report by Rod.
2. Peggy motioned to send a letter to the owner of Cockle Bur house to clean up his property and bill him. Rod seconded the motion. After discussion, a vote was taken and the motion failed.

B. Personnel

1. Barbara requested an executive meeting to talk about personnel issues. The Committee and other board members will meet on September 24 at 6:30 at the Prunedale Library community room.

C. Annual Picnic

1. Renate reported on the picnic preparations. Barbara suggested to actively recruit homeowners for Board positions or committee positions.

8. Old Business:

a. Private Roads

1. Peggy reported all jobs have been completed.

b. Spa Phone

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

c. CC&R's and Bylaws

1. Cathy passed out latest version of the CC&R's to be approved by the Board. Peggy motioned to accept the CC&R's as presented to present to the homeowners for voting. Barbara seconded the motion. A vote was taken and the motion passed.

d. Greenbelt Vehicle Access Policy

1. Rod moved to accept the Greenbelt Vehicle Access Policy and to send out to the Homeowners. Peggy seconded the motion. After discussion, a vote was taken and the motion passed.

9. New Business:

a. Tree Quotes

1. Rod presented two tree quotes for trimming trees and removing dead trees. Rod motion to accept the bid from Rodriguez Tree Service for \$5,700 provided that he provides proof of workman comp insurance by September 19, 2018 or the bid will go to Paradise Landscape for \$7,110. Peggy seconded the motion. After discussion, a vote was taken and the motion passed.
2. The Board discussed the removal of the tree house in the greenbelt behind Arrowleaf Trail. Barbara motioned to send a letter to the homeowner to remove the tree house within 30 days of receipt of letter or OHHA will remove the tree house. Cathy seconded the motion. After discussion, a vote was taken and the motion passed with one abstention.

10. Adjournment

- a. Next Meeting Date – October 10, 2018, 7pm Prunedale Library Community Room
- b. Meeting was adjourned at 8:40 pm. Peggy / Beenal