

OAK HILLS HOMEOWNERS ASSOCIATION
Meeting Minutes
July 13, 2016

Board Members Present:	Peggy Scoggin
Rod Karg	Renate Harvey
Beenal Amin - Absent	Jackie Lonerio – Absent
Barbara Gulley	Allisyn Gonzales
Tom Dominy	Cathy Garza - Absent

Tom called the meeting to order at 7:07 pm.

1. Approval of Agenda – Peggy motioned to accept the agenda as presented. Barbara seconded the motion. A vote was taken and the motion passed.
2. Board Items
 - Minutes of June 8, 2016 Board Meeting – Barbara motioned to accept the June 2016 minutes as presented. Peggy seconded the motion. A vote was taken and the motion passed.
 - Executive committee minutes June 16, 2016. Peggy motioned to accept the executive minutes as presented. Allisyn seconded the motion. A vote was taken and the motion passed.
 - Tom announced that Renate resigned as Treasurer and Peggy agreed to remain Treasurer.
 - June 2016 Budget and Utility Report – Peggy motioned to accept the June 2016 Budget and Utility Reports as presented. Renate seconded the motion. A vote was taken and the motion passed. Peggy announced that she and Steve have started working on the reserve study update. This is the third year for the update. Next year will be a full study.
3. Open Forum / Comments
 - A homeowner introduced themselves to the board as new homeowners. He commented on the speeding along Charter Oak.
 - Bill Harvey reported on the Live Wire project.
4. Correspondence
 - Tom will talk to any board members prior to his Board Roundup article in the Greenbelt.
5. Admin Report
 - Steve reported that he contacted a solar company to look at the feasibility of putting solar on the pool house. After consultation, the solar company said it was not feasible for the usage vs. roof space for panels plus they could not service us because we are at commercial rates.
 - Steve reported that Cal Fire was able to get a few days in at the end of June prior to being called out to fires. They are scheduled to return back in July. Currently, their crews are allocated to fires.

6. Reports

6.1. Maintenance / Safety - Pete

- He is working on the shelves in the shed. One has been completed.
- He has replaced light and hot tub timers.
- He is looking at different styles of fans that will work with the ventilation openings.
- He updated board on new pumps for hot tub jets.
- He reported on his mowing of the Greenbelt.
- He reported on LED lighting the pool facility.
- He reported that the fence was cut between the playground and the pool. He contacted and reported to the sheriff

6.2. Greenbelt

- Rod will have the tree committee survey areas where trees need to be cut.
- Tom reported that the water heater for the bathrooms has been replaced.

7. Old Business

7.1. Pool fencing and STOP at Madras and Mimosa - Peggy

- Peggy reported that the painting at Madras and Mimosa has been completed.
- Peggy is soliciting fence bids for the pool / playground area.

7.2. Automated Parking Lot Gate - Tom

- Tom presented his findings on an automated gate.

7.3. Oak Hills Signage lighting – Possible Bids

- After discussion, project was decided to not be feasible.

7.4. CC&Rs and By-Laws Revisions - Tom

- Tom discussed a response from our attorney in regards to re-doing the CC&R's and By-Law Revisions and the potential costs. Peggy motioned to proceed with Ann Secker in revising our CC&R's and By-Laws not to exceed \$7,500. Renate seconded the motion. After discussion, a vote was taken and the motion passed.

7.5. Report on Letters sent to Homeowners

- Rod will send out letters to the homeowners regarding their yards.

7.6. Review of Pool and Playground Checklists

- Been done.

7.7. Update on repair of pimples and cracks in tennis courts - Tom

- Tom will call Don Chapin to look into it.

8. New Business

8.1. Summer Picnic

- The Board set the date for September 17th to host the picnic. Renate will chair the committee with Jackie, Peggy and Allisyn to be on the committee.

8.2. Schedule Committee Meetings for Pool Policies, Letters and Landscaping

- Tom urged for the Pool committee to develop an enforcement policy for the pool rules. Tom will chair with Renate, Peggy, Cathy and Jackie to be on the committee. Tom will coordinate a meeting in July.
- Rod presented a copy of the landscape standards document that he has written. The board discussed the document. Peggy motion to accept the document and publish it in the Greenbelt and solicit feedback. Renate seconded the motion. After discussion, a vote was taken and the motion passed.

9. Agenda Items

10. Executive Session follows meeting: 8:45

11. Next Meeting Date – August 10, 2016

12. Location – North Monterey County High School – Room TBD

13. Adjournment

- Peggy motioned to adjourn the meeting. Allisyn seconded the motion. A vote was taken and the motion passed. The meeting was adjourned at 8:50 pm.