

OAK HILLS HOMEOWNERS ASSOCIATION
Board Meeting Minutes
March 14, 2018

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

Cathy called the meeting to order at 7:05 pm

1. Establishment of Quorum
 - a. Quorum was established.
2. Agenda:
 - a. Approval - Peggy motioned to accept the agenda as presented. Tom seconded the motion. A vote was taken and the motion passed.
3. Minutes:
 - a. Approval for 2-14-2018 Board Meeting Minutes – Peggy motioned to accept the February 14, 2018 Board Meeting Minutes. Renate seconded the motion. A vote was taken and the motion passed. TD, JL abstained
 - b. Approval for 1-10-2018 Executive Session Board Meeting Minutes – Peggy motioned to accept the January 10, 2018 Executive Session Board Meeting Minutes. Renate seconded the motion. A vote was taken and the motion passed. BA, JL abstained
 - c. Approval for 2-14-2018 Executive Session Board Meeting Minutes – Peggy motioned to accept the February 14, 2018 Executive Session Board Meeting Minutes. Renate seconded the motion. A vote was taken and the motion passed. TD JL abstained.
4. Open Forum/Comments:

HO thanked Board/Steve for providing minutes to previous meeting.
HO asked about rail fence on Mimosa Ct. Asked status on trees in front of pool and bumps in road from trees.
5. Correspondence:
 - a. Beenal said some homeowners complimented the Board on the general appearance in the neighborhood. He also received a comment from a homeowner regarding the landscaping violation letter he received.
6. Reports:
 - a. Budget/Utility Report – Steve
 1. Steve presented the Monthly Budget report for February 2018. Peggy motioned to accept the February Monthly Budget Report as presented. Tom seconded the motion. A vote was taken and the motion passed.
 2. Utility Report was presented, discussion followed.
 - b. Administrative Report – Steve
 1. Steve will be mailing out the Financial Review to the homeowners later this month.

2. Steve announced that nominations for Board positions will close on March 25 and will be sending out ballots at the end of this month.
 3. Steve reported that a door module on the gate control system failed and he got it replaced.
 4. Steve purchased an Uninterruptible Power Supply (UPS) for the pool house computer. The security camera system and the pool house computer need to be on separate UPS's.
- c. Maintenance – Pete
1. Pete gave his report on the pool facility.
 2. Tom talked to a contractor to get a bid to do some work around the facility. Discussion was held.
- d. Greenbelt – Rod
1. Peggy reported on the land use code violation. Discussion was held.
- e. Playground / Pool / Spa Check Lists
1. Pete reported on the great job that Dennis did on cleaning the pool tiles.
7. Committee Reports:
- a. CC&R
1. Cathy reported no change in status.
- b. Landscaping Committee
1. No Report
- c. ByLaws
1. Richard passed out the latest copy of the By-Laws. Discussion was held.
- d. Basketball Court
1. No update.
8. Old Business:
- a. Recreation Center Walkthrough
1. Rod reviewed the remaining action items from the walkthrough list.
 2. Renate reported new pool furniture has been ordered.
 3. Shed was cleaned out.
- b. Short Term Rentals
- Discussion was held.
- c. Pool Opening
- Pool opened March 11th.
- d. Graffiti and Cameras
- A proposal was passed out to add additional lighting and cameras to front of pool building. Tom motioned to accept the bid for additional lighting from, Brown Electric, for a minimum \$700 and not to exceed \$1,100. Jackie seconded the motion. A vote was taken and the motion passed. Jackie motioned to accept the bid for additional cameras from Core Surveillance for \$1541.26. Tom seconded the motion. After discussion, a vote was taken and the motion

passed.

e. Greenbelt Cleanup

Cathy discussed cleaning up the greenbelt area of dead wood. Deferred to April Meeting.

f. Private Roads/County Roads

Steve received a follow up call from Monterey County Public Works responding from Cathy's letter.

Peggy passed out bids for road work and parking lot work. Rod motioned to approve the bids from Granite Construction. Peggy seconded the motion. After discussion, Peggy withdrew her second and Rod withdrew his motion.

9. New Business:

a. Pool Spa Policy

1. Renate reactivated the pool spa committee to address policy.

B. Incident Follow Ups

1. Rod wanted to address the procedures for when incidents are reported. Discussion was held.

C. ECHO Educational Seminar

1. Tom briefed the Board on their attendance to the ECHO Seminar on March 10th.

10. Adjournment

a. Next Meeting Date – April 11, 2018, 7pm Prunedale Library Community Room.

b. Meeting was adjourned at 9:15 pm.