

OAK HILLS HOMEOWNERS ASSOCIATION
Board Meeting Minutes
December 09, 2020

Board members Present: Tom Dominy, Rod Karg, Dana Suverkrop, Mike Kelly,
Todd Fridey, Jackie Lonero, Renate Harvey and Fernando Munoz

Tom called the ZOOM meeting to order at 7:05 pm.

1. Establishment of Quorum (5):
 - a. A Quorum was established.
2. Agenda:
 - a. Approval of Agenda – Motion to approve agenda. Rod/Jackie. Motion carried.
3. Minutes:
 - a. Approval of November 11, 2020 and November 17, 2020 Regular Session Minutes. Motion to approve November 11, 2020 and November 17, 2020 Regular Session Minutes. Rod/Jackie. Motion carried.
4. Public/Board Comments
 - a. Jerry recommended getting more homeowners on committees.
 - b. Tom praised Dana for his interaction with a homeowner to avoid a situation.
5. Correspondence:
 - a. Tom sent a photo of an access that is blocked on Brome Trail to the Board. Tom talked to the owner and will discuss the issue further in January.
6. Reports:
 - a. Maintenance
 1. Tom reported on completed projects by Mitch. Renate mentioned that the fencing project can be performed by Cal Fire crew. 2. Rod questioned the cobweb removal.
 - b. Budget/Utility Report 1. The monthly Budget report for November 2020 was presented. Renate/Jackie motion to accept the budget report as presented. After discussion, a vote was taken and the motion passed.
 - c. Reconciliation Report
 1. Renate and Rod attested that they have reviewed the November 2020 financial documents and reports.
 - d. Administrative Report –
 1. Steve asked for a motion to transfer \$1,700 from the Reserve account to the General account to fund the Reserve Study. Renate made the motion, Todd seconded the motion. After discussion, a vote was taken and the motion passed. 2. Steve reported that he is in the process of getting an estimated cost to move the spa circulation pump from the spa to the pool. He would like to

get authorization to find the best price for a Pentair SuperFLo vs 1.5 hp pump for the spa and purchase it so it will be on hand when the pumps are switched. Cost should not exceed \$750. Todd motion to get the pump. Jackie second the motion. After discussion, a vote was taken and the motion passed. 3. Steve reported he has received the original documents for the By-Laws and CC&Rs. Tom thanked Barbara for getting the documents.

e. Greenbelt - Rod

1. Rod reported that the trees, which were planted in October, are surviving and project came in under budget.

f. Executive Sessions Actions

1. None to report.

7. Committee Reports:

a. Landscaping – Rod

1. Rod reported on the condition of the railroad ties at Maul and Charter Oak. He suggested planting ground cover and flowers for color as an option instead of replacing the ties.
2. Rod reported that the pine tree next to a homeowner's fence has been removed.

b. Architectural Review Committee

1. Todd reported that Monterey County Resource Management Agency Planning Department has authority over everything the HOA wants to have authority on. Todd will research precedence prior to meeting with the attorney. Todd wants to make sure the Board is going down the right path.

8. Old Business

a. Landscaping Committee

1. Rod – No report

b. OHHA Merchandise Committee

1. Mike reported that the goal of the committee is not holding any merchandise inventory. The committee is looking for a company that can provide a portal for ordering the merchandise. He is also looking for a vendor to do all of the printing on the merchandise.

c. Removal of Palm Tree on Charter Oak 1. Rod drafted a letter to be sent to the homeowner with the leaning tree. Fernando motioned to approve and send the letter. Rod seconded the motion. After discussion, a vote was taken and the motion carried.

d. Recreational Center Bard Walkthrough

1. Rod reported that the Board walked through the facility and made notes of what needs to be done. Jackie commented that the list needs to be prioritized.

9. New Business:

a. Tennis Court Gate Electronic Locks

1. Dana reported that he is getting a price for the locks and card readers and should have the costs by next meeting.

b. Tool Supply Purchases for Maintenance

1. Tom reported that Mitch is using his own leaf blower daily. Rod motioned to purchase a battery powered leaf blower. Mike second the motion. After discussion, a vote was taken and the motion passed. The Board decided not to purchase pursue purchasing a pressure washer.

c. Relocation of Internet Service

1. Steve made the recommendation to install a wireless bridge (\$108) to connect to Todd Fridey's internet system. In return, Todd will be reimbursed the cost of his monthly internet Service (approx.. \$70/mo). This will save the HOA \$60 per month (currently paying \$129) Todd has agreed to this recommendation. Renate motioned to purchase the wireless bridge and to reimburse Todd for his internet service. Jackie second the motion. After discussion, a vote was taken and the motion passed.

Adjournment – The meeting was adjourned at 8:12 PM. Jackie/Rod
Next General Meeting Date – January 13, 2021 via ZOOM, 7:00 pm