

OAK HILLS HOMEOWNERS ASSOCIATION
Board Meeting Minutes
July 08, 2020

Board members Present: Barbara Gulley, Tom Dominy, Rod Karg, Jim Wrona, & Jackie Lonero

Tom called the ZOOM meeting to order at 7:12 pm.

1. Establishment of Quorum (5):
 - a. A Quorum was established.
2. Agenda:
 - a. Approval of Agenda – Motion to approve agenda. Rod/Barbara. Motion carried.
3. Minutes:
 - a. Approval of June 10, 2020 Regular Session Minutes. Motion to approve June 10, 2020 Regular Session Minutes. Rod/Barbara. Motion carried.
 - b. Approval of June 15 & 16, 2020 Executive Session Minutes. Motioned to approve the Executive Session minutes for Jun 15th & 16th. Rod/Barbara. Motion carried.
 - c. Approval of June 23, 2020 Annual Meeting Minutes. Motioned to approve the Annual Meeting minutes of June 23, 2020. Rod/Barbara. Motion carried.
4. Public/Board Comments
 - a. Tom introduced Dana Suverkrop. Dana expressed interest in joining the Board. Motion to appoint Dana to the Board position that terms out in May 2022. Rod/Jackie. Motion carried.
 - b. Tom introduced Michael Kelly. Michael expressed interest in joining the Board. Motion to appoint Michael to the Board position that terms out in May 2022. Jim/Barbara. Motion carried.
5. Correspondence:
 - a. Steve received call from homeowner wanting to have gravel delivered via access from greenbelt. Rod contacted homeowner and told her it would be okay. Any ruts left by truck will be cleaned up by homeowner.
 - b. Steve received a call from a homeowner with concerns of a eucalyptus tree on HOA property. Rod contacted homeowner and told her that the tree can be trimmed around Sept.
6. Reports:
 - a. Maintenance
 1. None
 - b. Budget/Utility Report -
 1. The monthly Budget report for June 2020 was presented. Both Tom and Rod reviewed the Budget Report. No Objections to the reports, they are accepted.
 - c. Reconciliation Report
 1. Tom and Rod attested that they have reviewed the June 2020 Bank Reconciliation reports.
 - d. Administrative Report -

1. Steve reported that Cynthia Suverkrop reviewed and edited the newsletter articles for the July newsletter.
 2. Steve reported that there have been 185 ballots received for the CC&R's and By-Law voting. He would like to do an audit of the ballots received so far to make sure current homeowners are counted. In the event ballots have been received from homeowners that have moved away, he will send out ballots to those new homeowners.
 3. Steve pointed out that some items on Budget report are close to or have reached over 100% of budget and asked if any Board member needed an explanation.
- e. Greenbelt - Rod
1. Rod requested the Board approve a budget of \$400 to purchase trees to plant in greenbelt. Rod/Barbara. Motion carried.
 2. Rod reported on Cal Fire work in Greenbelt.
- f. Executive Sessions Actions
1. Approval to authorize AB tree service to move logs in greenbelt for \$150.
7. Committee Reports:
- a. Landscaping – Rod motioned for the Board to authorize him to contact Tony Romas to fix a broken sprinkler head for \$30/hr and to use him for future repairs. Michael/Dana. Motion carried.
 - b. Rod motioned to send letters inviting the homeowners that have not cleaned up their landscaping within 30 days of receiving their landscaping violation letter, to a hearing. Rod/Barbara. Motion carried. Date for hearing will be July 29th at 6pm.
 - c. Personnel – Barbara reported the Maintenance position is next to be filled. She has received applications and interviews will be scheduled for Saturday by personnel committee.
8. Old Business
- a. CCR's/Bylaws Ballots
Tom reported that he and Steve will come up with a game plan to gather remaining votes.
 - b. Pool/Spa Plastering Status
Jackie reported that a pool committee met to see if the pool could open with the current County guidelines. The committee decided that there was too much to do in order to open the pool. Barbara would like to see if the pool could be open at least one day a week for the homeowners. Tom suggested to wait and re-visit in 30 days to see where things are at.
 - c. Jackie reported on the current repairs that still need to be done around the pool.
9. New Business:
- a. None

Adjournment – The meeting was adjourned at 8:00 PM.

Next General Meeting Date – August 12th via ZOOM, 7:00 pm