

OAK HILLS HOMEOWNERS ASSOCIATION
Meeting Minutes
May 13, 2015

Board Members Present:	Tom Dominy
Cathy Garza	Rod Karg
Jackie Lonero	Peggy Scoggin
Renate Harvey	Neal Murray

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

1. Approval of Agenda – Peggy motioned to accept the agenda as amended. Renate seconded the motion. A vote was taken and the motion passed.
2. Board Items
 - Appointment of Officers – The Board appointed and voted on the following as officers of the Oak Hills HOA: President – Tom, Vice President – Rod, Secretary – Cathy, Treasurer – Peggy. A vote was taken and the motion passed.
 - Minutes of April 15, 2015 Board Meeting – Cathy motioned to accept the April 2015 minutes as presented. Jackie seconded the motion. A vote was taken and the motion passed.
 - April 2015 Budget Report – Steve made a correction to the report. Peggy motioned to accept the April 2015 Budget Report as corrected. Renate seconded the motion. A vote was taken and the motion passed.
3. Open Forum / Comments
 - Renate spoke to Monterey County Public Works regarding the street sweeper schedule. Oak Hills gets sweeping twice a year.
 - Homeowner suggested looking into rubber speed bumps on Charter Oak. Will check with county Supervisor on option.
4. Correspondence
 - Tom received notice from Barbara that she can only take on one project at a time.
 - The Board received a letter from a homeowner regarding a gate blocking the easement on Madras Place as well as the tents in the yard and easement used as a driveway. Jackie suggested to look into the issues and Tom will respond with a letter back to homeowner on his complaint.
5. Admin Report
 - Financial Status: Currently have 5 liens on properties against \$15,349 in past dues and fees. Seven Homeowners are more than 2 payments past due totaling \$2,802. Appropriate notices are being sent to these homeowners.

- Steve requested a motion to place a lien on a Clover Trail property that has a \$607 balance on account. A pre-lien letter has been sent. Peggy so moved. Cathy seconded the motion. A vote was taken and the motion passed.
- Steve requested a motion to place a lien on a Brome Trail property that has \$464 balance on account. A pre-lien letter has been sent. Peggy so moved. Renate seconded the motion. A vote was taken and the motion passed.
- Steve presented the Utility report.
- Steve updated the Board that the Call box has been ordered and should be received within the following week.
- Steve reported that he will be looking into the feasibility of converting the exterior shower stall into a secure room to house the electronics.
- Steve asked for a motion from the Board to proceed with Sunrise Services to do collections on the delinquent account on Arrowleaf Trail. Peggy motioned to proceed with Sunrise Services to do collections. Jackie seconded the motion. After discussion, a vote was taken and the motion passed.

6. Reports

6.1. Maintenance / Safety

- 6.1.1. Shed Update, Gap between lawn and pool deck, drip system repair – Pete
- Pete informed that the shed will be installed May 19.
 - Pete reported that the drip system has been repaired. He also reported that the mower took out two drip systems in greenbelt and will get them repaired.
 - Pete reported that the sidewalk ramp at Timothy will be repaired.
 - Pete reported that he will fill the gap with sand.

6.2. Greenbelt

- Steve reported that Cal Fire will start working the week of June 8.
- Rod reported that the landscape committee met and looked at tree between Madras Path and Mimosa Path. One tree will be taken down and the second will be trimmed. Rod will get a bid.

6.3. Easement Maintenance & Irrigation Repair

- Jackie will put up a sign for free tree rounds located by the pool parking lot.

6.4. Pool Safety Committee

- Cathy reported that the spa work has been postponed till June due to a material supply issue. Barbara looked into the cost of cancelling the contract but that would delay the project even more.
- Renate said that the security camera upgrade project will be worked on in July.

7. Old Business

7.1. Cockle Bur Yard - Tom

- Tom reported that the homeowner responded to his letter and requested a quote. Jackie to get 3 bids and Steve will notify the homeowner with costs.

7.2. Installation of Lighting at Oak Hills Entrance Sign – Bill Harvey

- Bill has one bid and Pete will get 1 or 2 more bids.

7.3. CC&R and By-Law Pathway

- Renate will research the current CC&R's at the county.
- Tom recommended that the Board gets together to establish policies.

8. New Business

8.1. Tennis Lessons by Non-Homeowners (Securing Court Gates)

- Tom discussed what to do about people, who are not homeowners, using the tennis courts. Steve will get a cost of adding a new controller for accessing the tennis court gates.

8.2. E-mail Response Decorum

- Tom reminded the board that e-mails sent are a matter of record and to be aware of content.

8.3. Water Usage Policy

- Jackie will attend a Cal Water meeting regarding usage. Jackie read the pamphlet received from Cal Water on water usage.

8.4. Doggy Park Proposal

- Tom mentioned that people have asked about a dog park. Tom said he would like to put a question poll in next newsletter mailing. Renate advised of liability issues the HOA could be exposed to.

9. Agenda Items

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10. Next Meeting Date – July 8, 2015

- Tom suggested to skip the June Board meeting since there will be a few board members not present. Jackie motioned not have a June board meeting. Renate seconded the motion. After discussion, a vote was taken and the motion passed.

11. Location – North Monterey County High School Library

12. Adjournment

- Jackie motioned to adjourn the meeting. Cathy seconded the motion. A vote was taken and the motion passed. The meeting was adjourned at 8:53 pm.