

OAK HILLS HOMEOWNERS ASSOCIATION
Meeting Minutes
February 15, 2015

Board Members Present:	Tom Dominy
Barbara Gulley	Rod Karg
Neal Murray x	Peggy Scoggin
Cynthia Suverkrop	Pete Lonerio
	Cathy Garza

Tom called the meeting to order at 7:04 pm.

1. Approval of Agenda – Peggy motioned to accept the agenda as amended. Cynthia seconded the motion. A vote was taken and the motion passed.
2. Board Items
 - Minutes of January 14, 2015 Board Meeting – Cynthia motioned to accept the January 2015 minutes as presented. Peggy seconded the motion. A vote was taken and the motion passed.
 - January 2015 Budget Report – Peggy motioned to accept the January 2015 Budget Report. Cathy seconded the motion. A vote was taken and the motion passed.
3. Open Forum / Comments
 - Homeowner read/commented on the Board meeting date change and suggested that it be changed to Tuesdays.
4. Correspondence
 - Tom passed out a letter to the Board from Bob Gowers of his resignation from the board. Pete commented that the existing CC&R's state that there should only be 7 board members. Cynthia said that she will research the CC&R's. Cynthia motioned that the Board issue a thank you to Bob Gowers for his service and contributions on the Board and to the Community and that his resignation has been accepted. Pete seconded the motion. A vote was taken and the motion passed. Pete requested that his comment above be a mute point.
 - Tom read a letter from a homeowner notifying the Board of replacing his fence. After discussion, Rod motion to approve the fence. Cathy seconded the motion. Cynthia modified the motion that the approval is based on the homeowner's description as described but not the height of the fence which will be excluded from the motion. A vote was taken and the motion passed with one no vote and one abstaining vote.
 - Tom read another letter from a homeowner concerning the business being operated by a homeowner on Madras Ct. and that tennis lessons are being conducted by non-homeowners. The homeowners requested that the courts be secured.
5. Admin Report

- Financial Status: Currently have 5 liens on properties against \$14,701.14 in past dues and fees. Four Homeowners are more than 2 months past due totaling \$1,849.00. Appropriate notices are being sent to these homeowners.
- Steve presented the Utility report.
- Steve announced that 3 board positions will be up for election in May.

6. Reports

6.1. Maintenance / Safety

- Pete reported that the bench at Charter and Cathedral is completed and the curb at Timothy and Charter is completed. The handicap ramp at Foxtail and Charter is approaching completion.
- Pete reported that he fixed the leak in the water line just inside the pump room door. Pete said that the interior of hot tub area will be painted once the hot tub has been resurfaced.
- Pete removed the squeaks from the playground swing.

6.2. Greenbelt

- Rod reported that the tree project behind Madras Ct. has been completed and came in under budget. Another project for Cal Fire has been identified behind Maul Oak.
- Rod reported that there are several trees around the greenbelt that will be needing attention once the ground dries out.
- Barbara thanked Rod and Steve for trimming trees around the pool building.
- Pete reported that the last doggy pot was installed in the greenbelt.
- Cynthia reported that there is no progress regarding new garbage can on Cathedral Oak.
- Pete suggested that a newer and nicer garbage can be placed at the corner of Cathedral Oak and Charter Oak next to the bench.

6.3. Highway 156 Update

- Cynthia attended a meeting with supervisor Phillips and he was receptive to our safety needs on Highway 156. Phillips was not in favor of the toll road on 156.
- Cynthia, in response to the presentation by Ausonio in January's board meeting asking to help fund the fight against the toll road, does not feel that it is not ethical to contribute to the fund using HOA dues. After discussion by the board, Pete motion to contribute to the fund set up by Ausonio to help fight against the toll road on 156. There was not a second. Motion died.

6.4. Pool safety Assessment Committee

- Barbara will address the video security and signs in April

6.5. Pool & Hot Tub deck resurfacing

- Barbara presented a timeline on the pool projects.
- Barbara announced that Rod and Steve have joined the committee.

7. Old Business

7.1. Sandbur Pl. Encroachment

- Barbara spoke with homeowner and they will move the wood edge over one foot.

7.2. Madras Encroachment

- Tom said that the owners agreed to keep the gate open but it has not. The board discussed solutions to keep the gate open and not blocking the easement. Pete will talk to them about a possible solution.

7.3. OHHA e-mail issues

- As reported last month, issue has been resolved.

7.4. Little Library Update

- No Report.

7.5. Restrictions – Cockle Bur Yard

- Tom will send a certified letter to the homeowner with a 30 notice to clean up yard.

7.6 Delinquent Accounts Committee

- Tom reported that the committee met with the lawyer and updated the board on the meeting. Pete motion to proceed with a non-judicial foreclosure on a homeowner, (apn 133-44-022) that is over \$5,000 past due in HOA dues. Cathy seconded the motion. A vote was taken and the motion passed and Cynthia abstained.
- Barbara motioned to have the lawyer revise our delinquent assessment policy and not to exceed \$450. Peggy seconded the motion. A vote was taken and the motion passed.

7.8 Installation of lighting at Oak Hills Sign

- Renate Harvey reported that Bill Harvey can get a quote on installing lighting.

7.9 CC&R and By-Law Pathway

- Tom presented the pathway to passage of restated declaration of CC&R's and By-Laws.

8. New Business

- Tom passed out proposed date for the monthly board meeting dates for the remainder of the year. There are only 4 date changes that he is requesting. Barbara motioned to accept the new monthly board meeting schedule that Tom has proposed. Cathy seconded the motion. A vote was taken and the motion passed with one no vote.

9. Agenda Items

- Home business on Madras Ct.
- Tennis lessons by non-homeowners
- New garbage can at Cathedral and Charter Oak
- Annual meeting planning
- Grand re-opening of the pool in June.

10. Next Meeting Date – March 18, 2015

11. Location – North Monterey County High School Library

12. Adjournment

- Cathy motioned to adjourn the meeting. Pete seconded the motion. A vote was taken and the motion passed. The meeting was adjourned at 9:03 pm.