

OAK HILLS HOMEOWNERS ASSOCIATION
Meeting Minutes
January 14, 2015

Board Members Present:	Tom Dominy
Barbara Gulley	Rod Karg
Neal Murray	Peggy Scoggin
Cynthia Suverkrop	Pete Lonerio
Bob Gowers	

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

1. Approval of Agenda – Bob motioned to accept the agenda as amended. Cynthia seconded the motion. A vote was taken and the motion passed.
2. Board Items
 - Minutes of December 10, 2014 Board Meeting – Cynthia motioned to accept the December 2014 minutes as presented. Bob seconded the motion. A vote was taken and the motion passed.
 - December 2014 Budget Report – Peggy motioned to accept the December 2014 Budget Report. Barbara seconded the motion. A vote was taken and the motion passed.
3. Guest Speaker
 - Linda Ausonio Grier - Stop the toll road on highway 156. She explained how the toll road will come about and presented reasons on why we should not have the toll road and what is needed to be heard by TAMC.
4. Open Forum / Comments
 - Homeowner asked Pete if the squeak can be fixed in the swings and if the lawn can be smoothed out in the playground area.
5. Correspondence
 - Tom said that the Board received a letter addressing Recreational Vehicle parking and how the CC&R's are enforced on this issue.
 - Neal had residents asking about the status of the fallen tree along Charter Oak.
6. Admin Report
 - Financial Status: Currently have 5 liens on properties against \$13,859 in past dues and fees. 7 Homeowners are more than 2 months past due totaling \$2,199. Appropriate notices are being sent to these homeowners.
 - Steve presented the Utility report.
7. Reports
 - 7.1. Maintenance / Safety
 - Pete sent out the bid from Miskel to repair the sidewalk corners.

- Pete motion to accept the bid (2) for Remove and replace handicap ramp at Charter Oak & Foxtail for \$3,555 and funded from the reserve account. Peggy seconded the motion. After discussion, a vote was taken and the motion was accepted.
- Pete motion to accept the bid (4) to eliminate the trip hazard at Charter Oak and Timothy for \$800 and funded from the reserve account. Barbara seconded the motion. After discussion, a vote was taken and the motion passed.
- Pete motion to accept the bid (1) to Remove and Replace sidewalk at pool adjacent to Hot Tub for \$2,650 and funded from the reserve account. Neal seconded the motion. After discussion Pete withdrew his motion.
- Pete motion to accept the Bid (3) to install bus stop bench pad at Cathedral & Charter Oak for \$1,680 and funded from the reserve account. Neal seconded the motion. After discussion, a vote was taken and the motion passed.
- The doors and benches within the Hot Tub area need painting. Pete will get an estimate bid from a contractor and present at next meeting.
- Barbara mentioned to Pete that she noticed water seeping out from the pump room.

7.2. Greenbelt

- Arborist Update – Rod reviewed the recommendations from the arborist on which trees needed attention. Rod presented a bid to address several tree issues. Rod requested the authorization to accept the lowest bid to address the tree issues max \$4,140. Peggy seconded the motion. After discussion, a vote was taken and the authorization was given to Rod to proceed with lowest bid.
- Downed Trees on Charter Oak. – Cal Fire will remove down trees on Charter Oak. Tom requested a motion for a dollar amount for emergency tree removal or hazard removal where it cannot wait for board approval. Cynthia made the following motion: This spending policy allows the Oak Hills Homeowners Association administrator, with approval from a key officer of the board, the ability to contract and pay for work that may occur as a result of an emergency. These emergency situations would be defined as time sensitive and may include putting the safety of our residents, their property, or the property owned by the association at risk. Spending limit set at \$1000. Key board officer of the board for the purposes of this policy, is defined as the president, vice president, and the treasurer. Approval can be obtained by phone, email or in person. Rod seconded the motion. After discussion, a vote was taken and the motion passed.
- Doggy Pots – Neal/Pete No Report
- Garbage Can across Cathedral – Cynthia suggested that a trash can be placed on the opposite side of Cathedral Oak where the existing can is located. She contacted the Rancho Bolsa Nueva HOA and they agreed if the cost is shared 50/50. Cynthia motion to continue entertaining the idea to install and maintain the garbage can across from the existing can on Cathedral Oak. Barbara seconded the motion. After discussion, Cynthia withdrew her motion.

7.3. Highway 156 Update

- Cynthia updated the board that she will meet with Supervisor Phillips and discuss the safety improvement on 156.

7.4. Pool safety Assessment Committee

- Barbara reported that the committee met and came up with budget numbers for signs. Barbara motion for a \$510 budget with a 10% variance, for pool safety signs and funded from the Special Projects account. Rod seconded the motion. After discussion, a vote was taken and the motion passed.
- Barbara motion to obtain a \$5,000 budget with a 10% variance for a video security system replacement and be funded from reserve account. Cynthia seconded the motion. After discussion, a vote was taken and the motion passed.

7.5. Pool & Hot Tub deck resurfacing

- Barbara presented bids for removal and replacing the concrete decking. Barbara motion to accept the bid from Concrete Innovations to remove and replace concrete decking for \$24,725 with a 10% variance and be funded from reserve account. Rod seconded the motion. After discussion, a vote was taken and the motion passed.
- Barbara motion to accept the bid from Burkett's Contractor to strip existing spa plaster back to original gunite shell, re-plaster and bring entire spa up to code for \$10,300 with a 10% variance and be funded from the reserve account. Cynthia seconded the motion. After discussion, a vote was taken and the motion passed.

8. Old Business

8.1. Sandbur Pl. Encroachment

- Tabled

8.2. Madras Encroachment

- Tabled

8.3. OHHA e-mail issues

- Steve reported that by subscribing to Google Apps for \$5/mo, the issue with the e-mail address to the entire board has been resolved. The Board has been given a month to test it out and there have not been any issues with the new address: theboard@oakhillshoa.org

8.4. Little Library Update

- Tabled

8.5. Restrictions – Cockle Bur Yard

- Tabled

8.5 Delinquent Accounts Committee

- Tom reported that the committee discussed the need to meet with the lawyer to go over questions on how to deal with delinquent accounts. A list of questions have been developed. Cynthia motion to spend up to \$1,000 to meet with the lawyer and review our written delinquent policy. Pete seconded the motion. After discussion, a vote was taken and the motion passed.

8.6 Installation of lighting at Oak Hills Sign

- Tabled

8.7 CC&R and By-Law Pathway

- Tabled

9. New Business

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10. Agenda Items

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11. Next Meeting Date – February 11, 2015

12. Location – North Monterey County High School Library

13. Adjournment

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