

OAK HILLS HOMEOWNERS ASSOCIATION  
Meeting Minutes  
October 14, 2015

Board Members Present:	Tom Dominy
Rod Karg	Cathy Garza
Beenal Amin	Peggy Scoggin

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

1. Approval of Agenda – Peggy motioned to accept the agenda as amended. Cathy seconded the motion. A vote was taken and the motion passed.
2. Board Items
  - Minutes of September 16, 2015 Board Meeting – Peggy motioned to accept the September 2015 minutes as presented. Cathy seconded the motion. A vote was taken and the motion passed.
  - September 2015 Budget Report – Peggy motioned to accept the September 2015 Budget Report as presented. Beenal seconded the motion. A vote was taken and the motion passed.
  - Steve presented the Utility report.
  - 2016 Proposed Budget – Peggy reviewed the 2016 Proposed Budget. After discussion Rod motioned to accept the 2016 proposed budget as the 2016 Budget. Peggy seconded the motion. A vote was taken and the motion passed.
  - Shadow Oak Reserve. The Board discussed the need to increase the monthly contribution to the Shadow Oak Reserve based off of the 2015 Reserve Study update. After discussion, the Board will not increase their contributions this year.
  - Cathy submitted the Executive Meeting Minutes for September 16, 2015. Peggy motioned to accept the minutes. Beenal seconded the motion. A vote was taken and the motion passed.
3. Open Forum / Comments
  - No Comments
4. Correspondence
  - None
5. Admin Report
  - Financial Status: Currently have 4 liens on properties against \$14,5654 in past dues and fees. Five Homeowners are more than 2 payments past due totaling \$1,961. Appropriate notices are being sent to these homeowners.
  - Steve will look into solar options for the pool house.
  - Steve presented the quote from Secure Lock for securing the tennis court gates this week. After discussion, the Board decided to take no action.

- Sunrise Update – Steve reported that he is receiving payments.

## **6. Reports**

### **6.1. Maintenance / Safety**

- In the absence of Pete being on vacation, Steve reported that everything is okay.
- Certified Pool Operator (CPO) class – Steve presented two options to get the CPO certification. Cathy motion for Steve to take the online CPO Primer class. Peggy seconded the motion. A vote was taken and the motion passed.

### **6.2. Greenbelt**

- Rod reported 3 dead pine trees along Charter Oak. Rod will get estimates for taking down the trees.

## **7. Old Business**

### **7.1. Landscaping policy and procedures**

- Tabled

### **7.2. Pool Rules Implementation Policy and Procedures.**

- Tabled

## **8. New Business**

### **8.1. Christmas Decorating Contest**

- Rod motion to hold the Christmas Decorating contest and offer a \$100 cash prize. Peggy seconded the motion. A vote was taken and the motion passed.

### **8.2. Executive Session – Administrator Job Description**

## **9. Agenda Items**

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## **10. Next Meeting Date – November 10, 2015**

## **11. Location – North Monterey County High School Forum**

## **12. Adjournment**

- Cathy motioned to adjourn the meeting. Rod seconded the motion. A vote was taken and the motion passed. The meeting was adjourned at 8:29 pm.