

OAK HILLS HOMEOWNERS ASSOCIATION
Meeting Minutes
November 10, 2015

Board Members Present:	Tom Dominy
Rod Karg	Cathy Garza
Beenal Amin	Peggy Scoggin
Barbara Gulley	Renate Harvey
Jackie Loner	

Tom called the meeting to order at 7:09 pm.

1. Approval of Agenda – Cathy motioned to accept the agenda as amended. Barbara seconded the motion. A vote was taken and the motion passed.
2. Board Items
 - Minutes of October 14, 2015 Board Meeting – Cathy motioned to accept the October 2015 minutes as presented. Jackie seconded the motion. A vote was taken and the motion passed.
 - October 2015 Budget Report – Peggy motioned to accept the October 2015 Budget Report as presented. Cathy seconded the motion. A vote was taken and the motion passed.
 - Steve presented the Utility report.
 - Shadow Oak Reserve. The Tom will write a letter to invite the Shadow Oak homeowners to the December 9, 2015 Board Meeting to discuss their Reserve fund.
 - Cathy submitted the Executive Meeting Minutes for October 14, 2015 and November 2, 2015. Peggy motion to accept the minutes. Beenal seconded the motion. A vote was taken and the motion passed.
3. Open Forum / Comments
 - A homeowner reported that the two radar speed reading signs will be placed on Hwy 156 in the near future. Three new signs were placed on Charter oak near the pool area and at the corner of Charter Oak and Cathedral Oak.
 - A homeowner commented on the possible dog park was not a good idea. She would like to see the Board focus on policy and procedures such as landscaping.
 - Tom would like to thank Renate and Jackie for their work on the bulletin boards.
 - Tom mentioned that on the Nextdoor.com, someone sent an urgent alert regarding their alarm going off and asked neighbors to be on the lookout.
4. Correspondence
 - Tom received a note from a homeowner regarding the landscapers blowing leaves and dust into the owners' yard from under the fence. Pete spoke to the company regarding the issue and will keep reminding the crew each week. After discussion, the Board will look into their contract to see if they are meeting the Boards' expectations.
 - Jackie reported that a homeowner requested if a pine tree behind their Arrowleaf Trail home could be trimmed.

5. Admin Report

- Financial Status: Currently have 5 liens on properties against \$15,292 in past dues and fees. Eight Homeowners are more than 2 payments past due totaling \$3,619.20. Appropriate notices are being sent to these homeowners.
- Steve is currently researching into solar options for the pool house over the next few months.
- Sunrise Update – No update to report for October.

6. Reports

6.1. Maintenance / Safety

- Pete reported that he repaired the barb wire fence that was damaged and other fencing issues.
- Pete still looking at getting a bid for the solar lighting at the Cathedral Oak entrance sign.
- Pete suggested building a small community bulletin board next to the map sign.
- Pete reported on labor and part costs to fix damage caused by trespassers on October 26. Renate motion to charge homeowner \$217 for damage. Peggy seconded the motion. A vote was taken and the motion passed.

6.2. Greenbelt

- Rod presented three bids to remove 3 dead pine trees. After discussion, Jackie motion to accept the bid from El Gabilan Tree Service for \$1,450. Renate seconded the motion. A vote was taken and the motion passed.

6.3. Request from Dale Scoggin

- Dale requested from the Board, permission to run a bobcat to his yard from the greenbelt. Dirt will be transferred from his yard to the greenbelt and ice plant will be planted where the dirt is deposited. Rod motion to allow Dale to have this done. Jackie seconded the motion. After discussion, a vote was taken and the motion passed with Peggy abstaining.

7. Old Business

7.1. Pool Rules Implementation Policy and Procedures

- Tabled

7.2. Pool Security Update / Computer Lock box / Security Video Lessons.

- Renate updated the Board that the new camera system has been installed and is working great.
- Renate got a bid on a lock box for the poolhouse computer equipment for \$439. Renate made a motion to accept the bid on a new lock box for the pool house computer equipment. Barbara seconded the motion. A vote was taken and the motion passed.
- Renate is trying to secure a scheduled time for training on the new video security system.

7.3. Tennis court Gate Lock Proposal

- Renate presented a second bid for installing gate locks on the tennis courts.

7.4. Landscaping policy and Procedures

- Tabled

7.5. Fencing

- Peggy presented a list of fence contractors that she has contacted for replacing the existing fence around the recreation facility.

8. New Business

8.1. Sheriff Bernal Meeting December 7, 2015

- Tom discussed with the Board on how to promote the December meeting with Sheriff Bernal for all of Oak Hills. It was decided to place a banner at Charter Oak and Cathedral Oak announcing the date and place of the meeting

9. Agenda Items

- Landscaping Contract
- Automating parking gate

10. Next Meeting Date – December 9, 2015

11. Location – North Monterey County High School Forum

12. Adjournment

- Peggy motioned to adjourn the meeting. Jackie seconded the motion. A vote was taken and the motion passed. The meeting was adjourned at 8:50 pm.