

OAK HILLS HOMEOWNERS ASSOCIATION  
Meeting Minutes  
February 12, 2014

Board Members Present:	Pete Lonero
Neal Murray	Rod Karg
Mike Kuntz	Cynthia Suverkrop
Tom Dominy	

Mike called the meeting to order at 7:09 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 unanimously.

2. **Board Items**

- **Minutes of January 8, 2014 Board Meeting** – Bob motioned to accept the January 2014 minutes as amended. Neal seconded the motion. A vote was taken and the motion passed unanimously.
- **January 2014 Budget Report** – Pete motioned to accept the January 2014 Budget Report. Bob seconded the motion. A vote was taken and the motion passed unanimously.

3. **Open Forum/Comments**

- Homeowner discussed HOA involvement regarding homeowners placing solar panel on their homes.
- Homeowner suggested, for newsletter, to advise pickup of dog waste in greenbelt.
- Pete to check on waste behind home on Brookgrass regarding piles bags filled with dog waste.

4. **Correspondence**

- Received letter from homeowner regarding trash can on Cathedral Oak. He did not like the looks of the galvanized can. Board discussed options.
- Pete received a request from a homeowner requesting permission to hold swimming lessons from March through July. After discussion, Neal motion to approve the request for swimming lessons to only OHHA members. Cynthia second the motion. A vote was taken and the motion passed unanimously.

5. **Admin Report**

- Steve reported that he received the preliminary billing from Cal Fire for work in 2013. Total was \$4,736. He will be receiving the final bill next month.
- Financial Status: Currently have 6 liens on properties against \$15,615 in past dues and fees. 10 Homeowners are more than 2 months past due totaling \$4150. Appropriate notices are being sent to these homeowners.

- Election nominations will begin next month. Tom, Mike and Neil Matteson are up for re-election. Steve will make announcement in the next Greenbelt for nominations.

## **6. Reports**

### **6.1 Maintenance/Safety**

- Board reviewed draft of job description and duties for Maintenance position.
- Pete reported on condition of facility. He suggested that sand for playground be brought in when he mows the greenbelt.
- Pete sealed off outlets in the pool alcove area.
- Tom reported on procedure for maintaining hot tub.
- Chapin Co. working on fixing tennis court pimples.

### **6.2 Greenbelt/Landscaping**

- Rod and Cynthia review all trees with possible issues in greenbelt and mapped out where they are located. Rod made the board aware of 9 trees along Charter Oak that are on homeowners property and not association property. Rod motioned to send letters to homeowners along Charter Oak with these trees to let them be aware of this. Pete second the motion. A vote was taken and the motion passed unanimously.
- Pete suggested that the myoporum in the playground should be removed.
- Rod presented three bids to cut two pine trees in greenbelt area on Brome Trail and to remove/trim eucalyptus tree. Rod motion to use Urban Lumber Jacks. Tom second the motion. A vote was taken and the motion passed unanimously.
- Rod presented pictures of area in greenbelt that has garbage behind homeowner's home. Garbage will be removed by June.

### **6.3 Hwy 156 / Monterey County**

- Cynthia reported on County sidewalk issues. She will be attending a meeting next week with the county and report back.
- Cynthia attended the latest ad hoc meeting regarding toll way on Hwy 156. TAMC is currently doing an impact report on the toll road option. She will be attending next meeting this month and report back.

### **6.4 Restrictions**

- Committed reviewed plans on solar panels on Charter Oak.
- Cynthia reported on the encroachment case on Sandbur Ct.

## **7.0 Old Business**

### **7.1 Paradise Landscaping Damage Claim**

- The Board received a letter from the homeowner requesting insurance deductible reimbursement from a rock chip caused by landscaper. Pete

motioned to deny the reimbursement request. Tom second the motion. A vote was taken and the motion passed unanimously.

#### **7.2 Pool Deck Resurfacing**

- Pete still waiting for additional bids on resurfacing the pool deck.

#### **7.3 Paint Bids**

- Two paint bids were presented to the Board for the painting of the exterior of the pool house building. After discussion, Tom motioned to award bid to Lopez Painting. Rod second the motion. A vote was taken and the motion passed unanimously.
- Tom thanked Renate Harvey and Jackie Lonero for all of their work in getting the pool house painting bids.

### **8. Actions Items**

#### **8.1**

### **9. Agenda Items –**

- Readdress front yard issues.
- Arbor committee.
- Maintenance Job descriptions.

### **10. Next Meeting Date – March 12th, 2014**

### **11. Location: North Monterey County Library**

**12. Adjournment** – Tom motioned to adjourn the meeting. Pete seconded motion. A vote was taken and the motion passed unanimously. The meeting was adjourned at 8:49 pm.