

Oak Hills Homeowners Association
Board Meeting Minutes
November 14, 2018

Board Members Present: Rod Karg, Renate Harvey, Jackie Lonero, Cathy Garza, Tom Dominy and Peggy Scoggin

1. Quorum was established and Cathy called the meeting to order at 7:02 p.m.
2. Agenda for the meeting was approved.
3. Minutes of the previous meeting, October 10th were approved.
Executive session minutes of October 29th were approved as corrected.
4. Public Comments: A homeowner discussed the Eucalyptus trees surrounding and within the property of the Calif. Water Company's water well. He expressed concern that the trees could easily burn and damage the pumps, the well and water storage facilities. He stated that he will send a letter of his concerns and asked that the Board send a similar letter asking that the trees be removed.

Jackie stated she had observed a neighbor riding a moped in the greenbelt area via an access pathway, and asked if the Board could place signs on or near the access paths stating "No Motor Vehicles" and also "No Smoking". Discussion followed. It was suggested that she have a sample sign made for Board discussion. The Board will send a letter to the home of the offender.

Cathy mentioned she had observed a dog in the pool area. Discussion followed concerning a need for a *No Dogs Allowed* sign. Also discussed was the necessity for more information concerning Service Animals.

Peggy said she had received a phone call about chickens invading a neighbors yard. Discussion followed. Renate stated this was a CC&R violation and the homeowner should be sent a letter requesting removal of the chickens.

5. Correspondence: An email from a homeowner requesting the Board take action to cause another homeowner to restore his back yard to the "previous condition" was discussed. Jackie will respond.

6. Reports:

- a. **October Budget** report was accepted as presented after discussion of existing liens, fines and one home four months in arrears. Cathy reported the Utility report was unavailable due to late information.
- b. There was no **Administrative** report.
- c. **Greenbelt:** Rod informed the Board of the excellent debris and brush removal performed by Cal Fire. He also told board members of a landscape violation caused by a homeowner blowing fallen leaves into a large pile in the Greenbelt area and presented a proposed letter to the homeowner. Discussion followed. Tom made a motion to send the violator a letter. Renate seconded the motion and motion passed unanimously. Cathy will edit and send the letter.
- d. **Maintenance:** Reports of maintenance accomplished by Steve H. and his completed survey of playground conditions were discussed and appreciated.

Renate wondered about the phone in the spa area and why it is not installed. Cathy stated no phone is needed in the spa room. Steve H's to-do list was discussed and Rod noted that the benches in the restrooms have been painted. Jackie wondered if S. H. could please place the "Meeting Notice" sign in the down (visible) position a few days prior to monthly Board meetings. Rod presented items on the maintenance list from the October 13th Board walk-through of recreation facilities.

Discussion followed concerning

- Possible rec. center electrical system inspection (ask Steve N)
- Pool deck caulking
- Locating volleyball net on grass behind pool area (too wet during rain?)
- Hiring janitorial services for week-end (possible weekend person available)
- What to do with old patio furniture? A motion to dispose of old lounge chairs was made and passed unanimously. Last Chance Mercantile and other possibilities were discussed.
- Decided to disregard #6 (relocate hose and mounting reel).
- Installation of a portable basketball backstop within a tennis court area was discussed. Tom will get some prices so there can be further discussion.
- Conversion of outdoor shower area near pool was discussed. No determination was made. Board needs more information.

7. Committee Reports:

- a. Landscaping violation: One home has outstanding violations. Motion made (Renate) and seconded (Jackie) to begin \$ fine process. Should the County be notified of business again operating on private property? Decision made to notify Monterey County
- b. Personnel: Discussion deferred to Executive meeting after regular meeting.

8. Old Business:

- a. Tom presented a previously seen bid from Boyd's Asphalt to provide repairs. A motion to accept this bid was made and passed with five yes and one no vote. Tom will notify Boyd's and find out when they can begin.

9. New Business:

- a. Reserve Study: Renate motioned to mail letters of notification of assessment increase to the five homeowners on Sandbur Private Drive. Peggy seconded. Motion passed unanimously. Peggy discussed her frustrations with the Reserve Study Update process.
- b. CCR's/Bylaws voting: Rod motioned to extend the deadline for votes to be returned until January 5th, 2019. Motion passed unanimously. Jackie asked about voting process. Discussion followed. Renate explained voting is same as for selecting Board members. Rod suggested that a Board member contact all OHHA property owners not voting by Dec 19th.
Cathy will notify board with phone numbers of those to contact.

Meeting adjourned at 8:20 pm

Respectfully Submitted
Peggy Scoggin