

OAK HILLS HOMEOWNERS ASSOCIATION
Meeting Minutes
November 12, 2014

Board Members Present:	Tom Dominy
Cathy Garza	Rod Karg
Neal Murray	Peggy Scoggin
Cynthia Suverkrop	Pete Lonero
Bob Gowers	

Tom called the meeting to order at 7:06 pm.

1. Approval of Agenda – Cynthia motioned to accept the agenda as amended. Cathy seconded the motion. A vote was taken and the motion passed.
2. Board Items
 - Minutes of October 8, 2014 Board Meeting – Rod motioned to accept the October 2014 minutes as presented. Peggy seconded the motion. After discussion, a vote was taken and the motion passed.
 - October 2014 Budget Report – Peggy announced that Steve made a correction to the September budget report. Peggy motioned to accept the October 2014 Budget Report and accept the correction to the September budget. Rod seconded the motion. A vote was taken and the motion passed.
 - Rod motion to move the cost of the Reserve Study of \$1900 to be funded by the reserve fund. Peggy seconded the motion. After discussion, a vote was taken and the motion passed.
 - Financial Review and Reserve Study
 - Peggy reported has been mailed out with the annual disclosure.
3. Open Forum / Comments
 - Bob noted that there are several blind spots from side streets leading onto Charter Oak.
 - Homeowner reminded the Board that names should not be used on open forum comments.
4. Correspondence
 - The Board received an e-mail correspondence from Jackie Lonero with questions pertaining to the cost of trimming a tree at Colonial and Charter Oak and costs of Cal-Fire work for this year.
 - Steve received a call from homeowner on Madras Place. Their utility trailer was stolen during the night of Nov 11.
 - Peggy received communications from neighbors about the noise in Castroville on Saturday nights. If anyone is disturbed about this noise, it was advised to call the Sheriff's department.

5. Admin Report

- Financial Status: Currently have 6 liens on properties against \$15,435 in past dues and fees. 8 Homeowners are more than 2 months past due totaling \$2,311. Appropriate notices are being sent to these homeowners.
- Steve reported that the annual mailing of required documents as well as the financial review has been mailed.
- Steve reported he had a complaint about the doggie poop bags not tearing all the way. Upon investigation, he found that the current case of bags being used had an issue. He reported that to the supplier and the sent out 2 cases of bags at no charge.
- Steve presented the Utility report.

6. Reports

6.1. Maintenance / Safety

- Status of playground sand. On Pete's list to do. He estimates the sand to be delivered early next year.
- Status of Shed – Where the shed will be located, the cement is uneven. Suggested that the concrete surface gets repaired before installation of the shed.

6.2. Greenbelt

- Cal Fire Status – Steve reported that Cal Fire been coming out as their schedule permits. They have about one day of chipping left and will attend to it this month.
- Arborist Update – Peggy received the report from the arborist indicating which trees need immediate attention and those that pose risks to homeowners. The report recommends live oaks as the best tree replacement options.
- Doggie Pots in Greenbelt – Pete installed one doggie pot near the pool parking lot. Next location will be installed next month.

6.3. Sidewalk Repair Committee

- Cynthia reported that the sidewalks will be repaired instead of being replaced.

6.4. Highway 156 Update

- Cynthia reported that TAMSC approved their guidance principles. Most likely, they will approve the toll road, then the county will need to submit the approval the state for approval. All agencies must approve the toll road. If all goes smooth, it will take 4 years before anything happens.
- Cynthia followed up with the speed radar sign for Charter Oak. Cynthia suggested that we follow up with our new supervisor.

6.5. Pool Safety Assessment Committee

- Cynthia reported that the committee will be meeting on November 13 to priority their task list.

6.6. Pool & Hot Tub deck resurfacing

- No report.

7. Old Business

7.1. Little Library update

- Neil will build and present at the December meeting

7.2. OHHA e-mail issues

- Steve reported that he has removed the ohha board group e-mail link from the web site.

7.3. Restrictions

- Cockle Bur Yard – Need to decide what to do if not getting response from homeowner regarding their yard. Tom will follow up with another letter.

7.4. Advertising & Rate Policy for Greenbelt Newsletter

- Cynthia reviewed the new advertising rate policy for ads in the Greenbelt. The policy reads: The Oak Hills Homeowners Association is open to advertising for all members and non-members. Advertising rates are based on size of print and or graphics. Proceeds of paid advertising is to be used to offset the production and postage costs of OHHA publications. **Rates:** \$50 per 6 issues business card size art and print ready, \$50 per one issue for quarter page ad art and print ready, \$75 per one issue for a half page ad art and print ready, \$100 per issue full page pre-folded provided by advertise and will run as space permits. Cynthia motion to accept the Advertising & Rate policy. Peggy seconded the motion. After discussion, a vote was taken and the motion passed.

8. New Business

8.1. Committee to develop policy for delinquent accounts

- Tom discussed the difficulties collecting for a few delinquent accounts. Tom believes that a committee needs to study our delinquent and collection policies. Due to the legal matters, it would be prudent to get advice from an attorney. Tom would like to have a motion for a consultation with our attorney with a cost cap. Cynthia moved to consult with the attorney with a \$350 cap within the next two months to get advice and have key questions answered before pursuing legal action. Bob seconded the motion. After discussion, a vote was taken and the motion passed.

9. Agenda Items

- Lights at entrance sign.

10. Next Meeting Date – December 10, 2014

11. Location – North Monterey County High School Library

12. Adjournment

- Pete motioned to adjourn the meeting. Neal seconded the motion. A vote was taken and the motion passed. The meeting was adjourned at 8:57 pm.