

Minutes for the Board of Directors' Meeting of the Oak Hills Homeowners Association

March 18, 2015, North Monterey County High School Library

Convened at 7:07 PM

Board Members Present: Tom Dominy, presiding; Peggy Scoggin; Peter Lonero; Neil Murray; Cathy Garza; Barbara Gulley; Cynthia Suverkrop, note taker.

1. Agenda approved. Motions by Scoggin and Gulley. Unanimous.
2. Board Items.
 - 2.1 Minutes of February 18 meeting approved. Motion by Lonero and Scoggin. Unanimous.
 - 2.2 Treasurer's Report approved. Motion by Scoggin and Garza. Unanimous.
3. Open Forum:
 - Homeowner brought in liquor bottle found in hot tub area, suggested that the board needs to review security video more frequently.
 - Homeowner inquired about deadline for turning in bio for board of directors' election.
 - Homeowner Jackie Lonero volunteered to serve on the Tree Management Committee
 - Board Member reported on progress on HWY 156 Safety
4. Correspondence.
 - Board President Dominy reported receiving emails from various homeowners regarding the closure of the pool due to the pool deck removal and construction. Problems seemed to be centered upon lack of notice. Messages were responded to.
 - Home Owner Warren wrote a letter regarding a gate near the association owned access path and the problem it has created for the association. The way the gate is positioned, makes it appear that the association owned access path is locked off to the

community. Dominy responded to writer and expressed the association's reasoning for asking the homeowner to keep the gate open so that the path is clearly seen as accessible.

- Homeowner Bill Harvey emailed the board regarding a scary episode he had with a swarm of menacing bees. A county agency is investigating to determine type of bees and whether the bees pose a threat to the public. More data will be forthcoming.

5. Administrative Report postponed due to absence of OHHA Administrator.

6. Reports

6.1

- Maintenance Report. Lonero reported that the repair of the handicap ramps of the association owned corner sidewalks are now complete. Braille pads are in.
- Lonero reported that the OHHA owned map has deteriorated and needs to be replaced. Further investigation is needed to determine course of action.
- Lonero reported that the OHHA owned banner announcing the board's meetings must be replaced. **Action taken:** Board will purchase a vinyl sign to be placed under Plexiglas, not to exceed \$300. Motion made by Lonero and Scoggin, passed unanimously.

6.2

- **Trash Can** on Cathedral. **Action taken:** Board will purchase a new green metal trash can, to be located near the bench at the entrance. Purchase not to exceed \$350. Motion made by Lonero and Murray, passed unanimously.

6.3

- Board member and Pool committee Chairman Gulley reported on the many projects the committee is managing.

The pool deck replacement is now on track---more sand was needed but the cost was still within the approved budgeted amount. Problems continue with sorting out what needs to be done to the hot tub drains in order to be in compliance with the Virginia Graham Baker Act, anti-entrapment improvements. Hand rails will also need to be replaced in order to meet current permit requirements. **Action taken:** Board will spend an additional \$2950 for the purchase of handrails and twin drain construction in order to satisfy county permit requirements. Motion presented by Gulley and Garza; passed unanimously.

7.0 Old Business

7.2 Board member Gulley reported that the recent Sand Bur Place encroachment problem has been satisfactorily resolved.

7.3 Madras Court Encroachment is still in question. No action taken.

7.4 Cockle Bur front yard clean-up. Letter was sent, giving a 30 day deadline, pending results.

7.5 Delinquent Accounts---pending report from OHHA administrator.

7.6 Lighting for the Entrance---fact sheet submitted by committee chairman Bill Harvey. Will be held over until next month.

7.7 CC&R Study/Revision was tabled until next month due to time constraints.

Motion to Adjourn at 9:05 pm. First by Lonero, seconded by Garza.

Respectfully submitted by Cynthia Suverkrop