

OAK HILLS HOMEOWNERS ASSOCIATION  
Meeting Minutes  
June 8, 2016

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|------------------------|------------------|
| Board Members Present: | Peggy Scoggin    |
| Rod Karg               | Renate Harvey    |
| Cathy Garza            | Jackie Lonero    |
| Barbara Gulley         | Allisyn Gonzales |
| Tom Dominy             | Beenal Amin      |

Tom called the meeting to order at 7:00 pm.

1. Approval of Agenda – Rod motioned to accept the agenda as amended. Peggy seconded the motion. A vote was taken and the motion passed.
2. Board Items
  - Minutes of May 11, 2016 Board Meeting – Rod motioned to accept the May 2016 minutes as presented. Peggy seconded the motion. A vote was taken and the motion passed.
  - May 2016 Budget and Utility Report – Peggy motioned to accept the May 2016 Budget and Utility Reports as presented. Rod seconded the motion. A vote was taken and the motion passed.
  - Executive committee minutes May 11. Rod motioned to accept the executive minutes as presented. Renate seconded the motion. A vote was taken and the motion passed.
  - Appointment of Officers –
    - Rod nominated Tom for President. Jacki nominated Cathy for President. A vote was taken: Tom received 5 votes, Cathy received 4 votes. Tom was voted in as president.
    - Tom nominated Rod for Vice President. A vote was taken and Rod received 8 votes. Rod will be Vice President
    - Renate nominated Cathy for Secretary. A vote was taken and Cathy received 8 votes. Cathy will be Secretary.
    - Jackie nominated Renate for Treasurer. Rod nominated Peggy for Treasurer. A vote was taken: Renate received 5 votes, Peggy received 4 votes. Renate will be Treasurer.
3. Open Forum / Comments
  - A homeowner questioned where the property lines are for homes on Charter Oak. He recommended a survey to establish what property belongs to the HOA and to the homeowners.
  - Homeowner presented the Board with information re. Foxtail property.
  - Homeowner came to address the Board regarding the usage of their property as a business based on a letter received from the Board's attorney. She informed the Board that they do own the business but do not run the business from their property.
  - A Homeowner suggested a car show during the summer community picnic.

- Jerry Gifford announced that he was appointed again to sit on the CSA45 board. He reviewed the CSA45 budget for our HOA as well as some of the future projects for CSA45.
- Allisyn Gonzales introduced herself and gave a brief bio on herself.

#### 4. Correspondence

- Tom received an e-mail from a homeowner that was egged and was asking what the HOA can do about it.

#### 5. Admin Report

- Steve reported that the landscaping payment for the property on Cockle Bur has been paid in full. He is continuing to receive monthly payments from Sunrise Service for the property in collections.
- PG&E does not do site surveys to reduce energy costs. Steve recommended to the board to replace all lighting with LED lights, replace the old water heater with a smaller efficient heater. During peak pricing periods, turn off the circulation pump for the pool. He also suggested to put a timer box on the Hot Tub jets so they turn off at midnight when facility is closed.
- Steve is currently looking into solar options for the pool house. Initial findings indicate there may not be enough room on the roof of the building to support enough solar panels to make solar cost effective. He will be talking to a few solar companies to get their recommendations.
- Steve reported that Cal Fire is ready to start working in the Greenbelt. He is waiting for Pete to progress further in mowing before he brings Cal Fire out. Right now, their chipper is in for repairs and they do not know when it will be back in service. This will limit what Cal Fire can do until the chipper is available.
- Steve reported he received training from Core Surveillance on the video camera system. He will offer training to board members if they wish.
- Steve reported that the office laptop's hard drive was failing and purchased a new laptop for the office computer. He also needed to purchase a new monitor that was compatible with the new laptop.
- Steve requested a motion to transfer \$1513.27 from the Reserve account to the business account for the purchase of the following replaced assets: Metal trash bin for doggy pot (\$188), new circulation pump for hot tub (\$586.15) and new laptop computer (\$739.12). Peggy so moved. Rod seconded the motion. A vote was taken and the motion passed.
- Steve reported that he has submitted the facility request to NMCHS for the August meeting. He is awaiting their approval. August 10 is their first day back to school and the Library Community room is booked that evening.

#### 6. Reports

##### 6.1. Maintenance / Safety - Pete

- Oak Hills Lighting Bids – Pete reported no more bids received.
- Pete reported he is unable to get to the shelving project until he is finished mowing.

- Pete reported the pump room ventilation will be on hold. Tom asked Pete to mount a fan to help circulation of air. Rod asked for a more specific price on the project.
- Pete reported that he overfilled the hot tub for a few hours. It was suggested by a homeowner to put a timer on the fill valve for the hot tub.
- Pete had a Hot Tub pump repaired and will get it installed.
- Pete is installing LED lights in the bathrooms.

#### 6.2. Greenbelt

- Rod and Steve will meet shortly to review Cal Fire projects.
- Beenal reported that the paving committee met and reviewed the private drives. They found that the drive were in good shape.
- Rod passed out a bid to replace water heater for \$2,420 from Alvarez Plumbing. Jackie motion to accept the bid. Barbara seconded the motion. After discussion, a vote was taken and the motion did not passed. Barbara motion to get another bid. Peggy seconded the motion. After discussion, a vote was taken and the motion passed.

#### 6.3. Stop signage of Mimosa Ct. and Madras Ct.

- Peggy presented a bid to paint the word “STOP” at Madras Ct. and Mimosa Ct. at Charter Oak. The bid is for \$450. Peggy motion to accept the bid. Cathy seconded the motion. After discussion, a vote was taken and the motion passed.

### 7. Old Business

#### 7.1. Pool Rules Implementation Policy and Procedures

- Defer action until committee meets.

#### 7.2. Pool Fencing Update

- No update

#### 7.3. LiveWire Report – Bill Harvey

- Bill reported on the status of LiveWire proposal of bringing in high speed internet to the neighborhood. Bill presented to the Board LiveWire’s plan on doing this project. The Board will review the plan.

#### 7.4. Automatic Parking Lot Gate

- Defer

#### 7.5. Oak Hills Signage lighting

- See 6.1

#### 7.6. CC&R’s and By-Law Revisions

- Tom held a brief discussion on the CC&Rs in hiring a HOA attorney to address the revisions of the CC&Rs. Tom polled the board on their thoughts. Tom to get estimates.

## **8. New Business**

### **8.1. Echo Meeting Update**

- Jackie, Renate and Cathy commented on the Echo Meeting and what they learned.
- Renate motion to pay Cathy mileage for traveling to and from the meeting. Rod seconded the motioned. A vote was taken and the motion passed.

### **8.2. Interpretation of CC&R's by OHHA Board**

- Rod passed out the 2001 interpretation of the CC&Rs. Rod motion to place this interpretation document on the web site. Barbara seconded the motioned. After discussion, a vote was taken and the motion did not pass.

### **8.3. Review of Pool and Playground Checklists**

- Rod commented on the May Pool and facility checklist that was turned in by Pete. Renate said that she and the committee were working on updating the form. Rod motion that the checklist is signed. Peggy seconded the motioned. After discussion, a vote was taken and the motion passed.

### **8.4. Update on repair of pimples and cracks in tennis courts – Tom**

- Defer

### **8.5. Annual performance review for employees**

- Rod motioned that the annual employee performance reviews to be done in September for budgeting purposes in October. Cathy seconded the motion. After discussion, a vote was taken and the motion passed.

## **9. Agenda Items**

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## **10. Executive Session follows meeting: 8:45**

## **11. Next Meeting Date – July 13, 2016**

## **12. Location – Castroville Library Community Room.**

## **13. Adjournment**

- Beenal motioned to adjourn the meeting. Barbara seconded the motion. A vote was taken and the motion passed. The meeting was adjourned at 8:45 pm.