



**BOARD OF DIRECTORS
VIRTUAL
OPEN SESSION
AGENDA
April 24, 2021
10:00am, Saturday
Via Zoom**

Join Zoom Meeting

<https://zoom.us/j/93349437728>

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **SUMMARY OF EXECUTIVE SESSION**

Executive Sessions may include Litigation, Member discipline, matters relating to contracts with third parties, personnel matters, to meet with Counsel, and to determine to proceed with a foreclosure.

4. **MEETING MINUTES APPROVAL**

- a. Approval of the March 20, 2021 Virtual Open Session Minutes.

5. **COMMITTEE REPORTS**

- | | |
|--------------|------------------|
| ➤ Recreation | ➤ Private Marina |
| ➤ ARC | ➤ NRWMAC |
| ➤ Finance | ➤ Logo's |
| ➤ Firewise | ➤ Station 34 |
| ➤ Newsletter | ➤ Oak Shores 2 |

6. **NEW BUSINESS**

a. **STORM DAMAGE REPAIRS – BORROWING FROM RESERVES**

The Association has paid approximately \$150,000 so far in storm damage repairs for the Main entrance road and other areas. To sustain operational funds, Finance is recommending borrowing funds from the Reserves to pay for the costs and future costs of these repairs and charging a Special Assessment to each property Owner to pay the Reserves back these funds.

b. **PICKLEBALL COURT COMMITTEE PROPOSAL**

Member Diane Taylor has put together a proposed plan for the construction of Pickleball courts. The proposed plan is being presented to the Board.

c. **SELLERS PERMIT TAX EXPENSE**

The Association is applying for a seller's permit. There will be costs associated to this and the Board needs to approve the expense.

d. **BRADLEY FARMS LLC & GREENMILK CANNABIS OPERATIONS**

On March 25th a public hearing was held to consider a request by Greenmilk LLC for a Conditional Use Permit (DRC2018-00223) to establish cannabis operations with up to 3.75 acres of outdoor cultivation area in hoop houses, 22,000 square feet of indoor cultivation, 17,388 square feet of indoor commercial nursery, and 19,250 square feet of manufacturing, processing, non-storefront dispensary and offices. **At this meeting the commissioners unanimously DENIED this proposal. This developer has appealed the commissioner's decision and this project will go before the Board of Supervisors.**

A 2nd and NEW proposal has been submitted to the Planning Commission for another growing operation that is located even closer to the Community. On April 22nd a hearing to consider a request by Bradley Canyon Farms, LLC for a Conditional Use Permit (DRC2018- 00110) to establish 1.23 acres (53,400 square feet) of outdoor cannabis cultivation area and 6,720 square feet of outdoor ancillary cannabis nursery within 21 existing hoop structures, and 2,400 square feet of indoor ancillary cannabis nursery on a 100-acre parcel. The project would also include installation of new security fencing, surveillance cameras, eight new water tanks, portable restrooms, and two seatrain containers for storage of planting materials and equipment. The project would result in approximately 48,702 square feet of site disturbance, including 49 cubic yards of cut and 49 cubic yards of fill, to be balanced on-site. *The project site is located within the Rural Lands land use designation category and is located at 1255 Tierra Redonda Road, approximately 0.75 miles north of the community village of Oak Shores in the Nacimiento sub-area of the North County Planning Area.*

7. **OPEN FORUM/MEMBER COMMENTS**

Members can submit a comment request to speak themselves via Zoom to, info@oakshores.us prior to the meeting time, or may request to speak at that time, and will be given a maximum of 3 minutes to address their issues-concerns-or suggestions via Zoom.

8. **CODE ENFORCEMENT REPORT**

9. **MANAGEMENT & MAINTENANCE REPORT**

10. **ADJOURNMENT-**