



BOARD OF DIRECTORS
OPEN SESSION
MINUTES
APRIL 23, 2022
10:00 am, Saturday
IN PERSON
2727 Turkey Cove Road
Bradley, CA 93426

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1. The meeting was called to order at 10:10 am.
 2. Rod Olguin, Steve Hctor, Debra Garcia, Mike Garner and General Manager Stephanie Dayton were in attendance. Brian Kwasny, Trey Robertson, and Jim DiMauro were not in attendance.

3. SUMMARY OF EXECUTIVE SESSION

Rod Olguin gave a summary of what was discussed in Executive Session.

4. MEETING MINUTES APPROVAL

Steve Hctor motioned for approval of the March 19, 2022 Open Session Minutes; Mike Garner seconded. The minutes were approved by a vote of 4/0.

5. ACKNOWLEDGMENT OF RECEIPT OF FINANCIALS

The Board acknowledged receipt of the monthly financials. Debra Garcia motioned for approval of the 2021 Year End Financial Statements; Mike Garner seconded. The Audit was approved by a vote of 4/0.

6. COMMITTEE REPORTS

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|--------------|--------------------------|
| ➤ Recreation | ➤ Private Marina |
| ➤ ARC | ➤ NRWMAC |
| ➤ Finance | ➤ Station 34/Fire Wise |
| ➤ Newsletter | ➤ Oak Shores 2 |
| ➤ Pickleball | ➤ Oak Shores Watch Group |

7. NEW BUSINESS

a) REVISED ELECTION RULES APPROVAL

Rod Olguin motioned for approved of the new Election Rules, Mike Garner seconded. The motion passed by a vote of 4/0.

b) SPEED HUMP POLICY

Steve Hoctor motioned for approval of the Speed Hump Policy criteria; Debra Garcia seconded. The motion passed by a vote of 4/0. Mike Garner motioned for approval of consideration of purchasing a camera and speed monitor system if it is cost prohibitive, Debra Garcia seconded. The motion passed by a vote of 4/0.

c) PRIVATE MARINA INSURANCE COST

The Board of Director's will discuss the Private Marinas cost share of the insurance. *This item was tabled until the next meeting.*

d) POOL HEATER PURCHASE

No action was taken at this time.

e) MID STATE ROOFING BID FOR STATION 34 ROOF - DIFFERENCE APPROVAL

The original Mid Sate Roofing Bid for the Station 34 Roof was \$28,575.00. After the roof was torn off it was evident that the roof was in much worst shape than expected and all of the wood had to be replaced to stop the leaking. The difference in the original bid and what it cost is \$14,497.00. The Board must approve the difference in cost to be paid out of Reserves. *Steve Hoctor motioned for approval of the additional roof costs out of Reserves to Mid-State Roofing, Debra Garcia seconded. The motion passed 4/0.*

f) POOL FURNITURE REPLACEMENT

Mike Garner motioned to approve up to \$10,000 for new pool furniture to be paid out of reserves, Steve Hoctor seconded. The motion passed by a vote of 4/0.

g) GATE LAND & CLUBHOUSE PLANNING AD HOC COMMITTEE APPROVAL

Mike Garner motioned to approve the Ad Hoc Committee, with Members Diane Taylor, Cindy Lindenman, Cathy Wolfe, Grace Borzini, John Watkins and Rod Olguin, Debra Garcia seconded. The motion passed 4/0.

8. CODE ENFORCEMENT REPORT

Code Enforcement and Gate Supervisor Aaron Barnett gave a detailed report.

9. MANAGEMENT REPORT

General Manager Stephanie Dayton gave a detailed report.

10. The meeting adjourned at 12:35 pm.