



BOARD OF DIRECTORS
OPEN SESSION
MINUTES
February 18, 2023
10:00 am, Saturday
IN PERSON
2727 Turkey Cove Road
Bradley, CA 93426

1. The meeting was called to order at 10:20 am.
2. Rod Olguin, Steve Hctor, Mike Garner, Matt Gourley, Mark Foley, and General Manager Stephanie Dayton were in attendance in person. Alex Robertson attended the meeting via Zoom and Jim DiMauro was not in attendance for Open Session.

3. SUMMARY OF EXECUTIVE SESSION

Rod Olguin announced that in Executive Session, the Board held a citation hearing, voted to revoke the privileges of a property Owner that is in Collections, discussed storm damage bids for the Turkey Cove Road repairs, discussed an ARC violation, and approved the Minutes from the previous Executive Session.

4. MEETING MINUTES APPROVAL

Steve Hctor motioned for approval of the November 19th & January 21, 2023 Open Session Minutes; Matt Gourley seconded. The minutes were approved by a vote of 6/0.

5. ACKNOWLEDGMENT OF RECEIPT OF FINANCIALS

The Board acknowledged receipt of the monthly financials

6. NEW BUSINESS

a) TURKEY COVE ROAD STORM DAMAGE REPAIR BID APPROVAL

The Board reviewed three (3) bids for the repairs of the Turkey Cove Road repairs. The three bidders for the repairs were Viborg Sand & Gravel General Engineering, MGE Underground, and V. Lopez & Sons General Contractors, Inc. All bids were based on specs from Geo Solutions and will be inspected and overseen by them. Mike Garner motioned to approve the contract with Viborg Sand & Gravel General Engineering in the amount of \$48,108.00 to be paid out of Reserves. Matt Gourley seconded. The motion passed by a vote of 6/0.

b) AUTHORIZATION TO LIEN

Matt Gourley motioned to authorize Sunrise Assessment Services to file a lien against the property with account #21474, Mike Garner seconded. The motion passed by a vote of 6/0.

c) GATE PHONE ACTIVATION POLICY REVISION

The Board discussed the policy in regards to Owners being required to have a landline at their home in Oak Shores to be allowed to have the Gate Phone System activated to allow guests into their homes from their landline. Due to the numerous requests by Owners, Management is suggesting that the Board allow Owners to activate their cell phone #s to the Gate Phone so that they can let people into the gate from that. Mike Garner motioned to allow Owners to use their cell phone #s for the Gate Phone System, Rod Olguin seconded. Alex Robertson voted for the motion, and Matt Gourley, Mark Foley and Steve Hctor voted against the motion. The motion did not pass by a vote of 3/3.

d) CARRY OVER APPROVAL

The Board must vote to approve the carryover funds from 2022 to be carried over to the 2023 Budget. Steve Hctor motioned to approve the carryover funds from 2022 to be carried over into the 2023 budget. Mark Foley seconded. The motion passed by a vote of 6/0.

e) ANNUAL MANAGEMENT FUNDS TRANSFER APPROVAL

Civil Code Section 5380 was amended in 2018, requiring that the Management office is not allowed to transfer without Board written approval, over \$10,000 or 5% of the Association's combined accounts without prior Board approval. The Board on annual basis must motion to approve the Management Office to make the ALREADY budgeted quarterly transfers to reserves. Matt Gourley motioned to approve the Management Office to make the regularly scheduled and budgeted transfers to the Reserve account as is required, Steve Hctor seconded. The motion passed by a vote of 6/0.

f) BOARD OF DIRECTOR'S ANNUAL GOALS

The Board discussed the suggested goals that Members provided. Mike Garner motioned to approve the Boards goals for 2023 which are: 1. Erosion control and Drainage short-and long-term planning 2. Oak Shores Volunteer Fire Brigade & Emergency Services 3. Oak Shores 2 Legal Matters, and fee study for cost sharing 4. Sewer rates and continued sewer matters quarterly reviews, and 5. Front Gate area improvements; Steve Hctor seconded. The motion passed by a vote of 6/0.

g) SET THE DATE FOR THE 2023 ANNUAL MEETING & ELECTION

Steve Hctor motioned to set the date for the 2023 Election for September 16, 2023. Matt Gourley seconded. The motion passed by a vote of 6/0.

7. OLD BUSINESS

a) EMERGENCY SERVICES COMMITTEE UPDATE

Alex Robertson gave an update on the progress of the Oak Shores Volunteer Fire Brigade and Emergency Services activities.

b) MASTER PLANNING AD HOC COMMITTEE UPDATE

Rod Olguin gave an update on the progress of the Ad Hoc Committee. The hiking trails have been marked out and the Committee is working on guidelines for the trail, signage,

dog feces stations, and benches that may be placed around trails. The Pickleball Committee continues to collect donations for the Pickleball court. The initial scope of the project has been lowered down to one court instead of two which decreased the initial fundraising goal.

8. MANAGEMENT & MAINTENANCE REPORT

General Manager Stephanie Dayton gave a detailed Management report and presented the monthly work order report to the Board of Directors.

9. The meeting adjourned at 12:30 pm.