



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

1. The meeting was called to order at 10:10 am.

2. Rod Olguin, Steve Hctor, Jim DiMauro, Mark Foley, Matt Gourley and General Manager Stephanie Dayton were in attendance in person and Alex Robertson and Mike Garner were in attendance via Zoom.

3. SUMMARY OF EXECUTIVE SESSION

President, Rod Olguin gave an update about the Executive Session discussions. The Board discussed a contract for the rental of a skid steer for debris clean up, a legal collections matter about a delinquent property Owner, the Fire Brigade 501c3 filing and legal matters regarding Oak Shores 2, Phase 2-6.

4. MEETING MINUTES APPROVAL

Steve Hctor motioned for approval of the February 18, 2023 Open Session Minutes; Jim DiMauro seconded. The Minutes were approved by a vote of 7/0.

5. NEW BUSINESS

a) **CAL-TEC COMPUTERS CONTRACT & COMPUTER UPGRADE APPROVAL**

The Office and Code Enforcement computers and laptop purchases are due for purchase and replacement this year, and have been budgeted in Reserves. Cal-Tec Computers, the Associations tech support company will set up all these computers to mimic the Office computers and will load them with all the software etc. The bid for this includes a 3-year warranty on all the laptops. The total estimate is \$10,556.19 which will be paid out of Reserves. *The Board tabled this for further research and additional bids.*

b) **SKIDSTEER RENTAL APPROVAL**

The Board tabled this agenda item.

6. OLD BUSINESS

a) **WALKING TRAIL POLICY APPROVAL**

Steve Hctor motioned to approve the Walking Trail Regulations being: 1. No Motorized Vehicles 2. Usage is from Dawn to Dusk 3. Pack it in Pack it Out 4. No Smoking on trail 5.

Hike at Own Risk, Jim DiMauro seconded the motion. The regulations were approved by a vote of 7/0.

b) GATE PHONE ACTIVATION POLICY REVISION

Jim DiMauro motioned to allow Owners to activate the gate phone system using their cell phone #s, Mike Garner seconded. Mark Foley, Steve Hocter, and Matt Gourley voted against the motion. Rod Olguin and Alex Robertson voted for the motion. The motion passed by a vote of 4/3.

c) EMERGENCY SERVICES COMMITTEE UPDATE

Alex Robertson gave an update on the Oak Shores Volunteer Fire Brigade.

d) MASTER PLANNING AD HOC COMMITTEE UPDATE

Rod Olguin gave an update on the Ad Hoc Committees plans.

7. MANAGEMENT REPORT

General Manager Stephanie Dayton gave a detailed Management report, Maintenance Supervisor Chris Marcotte gave a Maintenance report and provided the Board with the monthly work order report and Code Enforcement and Gate Supervisor Aaron Barnett gave a detailed Code Enforcement report.

8. ADJOURNMENT-

The meeting adjourned at 11:58 am.