



BOARD OF DIRECTORS

OPEN SESSION

AGENDA

May 20, 2023

10:00 am, Saturday

IN PERSON

2727 Turkey Cove Road

Bradley, CA 93426

Join Zoom Meeting

<https://us06web.zoom.us/j/89464703452>

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. 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.

5. MEETING MINUTES APPROVAL

Approval of the April 15, 2023 Open Session Minutes and the April 26 Special Open Session Meeting Minutes

6. ACKNOWLEDGMENT OF RECEIPT OF FINANCIALS

The Board must acknowledge receipt of the monthly financials and the 1st ¼ Investment Report

7. COMMITTEE REPORTS

- | | |
|--------------|-------------------|
| ➤ Recreation | ➤ Private Marina |
| ➤ ARC | ➤ NRWAC |
| ➤ Finance | ➤ Oak Shores 2 |
| ➤ Newsletter | ➤ Sewer Committee |
| ➤ Pickleball | |

8. STAFF REPORTS

- a. CODE ENFORCEMENT & GATE REPORT
- b. MAINTENANCE REPORT
- c. MANAGEMENT REPORT

9. NEW BUSINESS

a) **TRACTOR REPLACEMENT APPROVAL – RESERVE EXPENSE**

Management and the Maintenance Department have done extensive research on the replacement of the 2003 Kubota Tractor and have provided the Board and Finance with three (3) quotes from different dealers. Management is recommending that the Board approve the purchase of a new tractor to be paid out of Reserves as budgeted.

b) **EMERGENCY EXPENSE – OFFICE SHARED DRIVE SERVER REPLACEMENT**

The Management Office server failed and tech support made an emergency call out to our tech support services Cal-Tec, and replaced the equipment and had them install it immediately. The cost was \$1,892.06 and has been paid out of Operating. Management is requesting the Operating account be reimbursed from the Reserve account where those funds are budgeted.

c) **POOL PERGOLA ROOFING EXPENSE APPROVAL – RESERVE EXPENSE**

The pool pergola roof needs to be replaced. The Association has received three (3) bids for this work from Mid-State Roofing, Echavaria Roofing and Paso Robles Roofing. The Board must approve a contract for this project to be paid out of Reserves.

d) **WEED WHACKER REPLACEMENT EXPENSE APPROVAL**

The Association budgets to replace weed abatement equipment on an annual basis out of the Reserve account. Management is requesting that the Board approve the purchase of weed abatement equipment not to exceed the \$6000 that is budgeted to come out of Reserves.

e) **JUNE BOARD MEETING DATE CHANGE**

The regularly scheduled Board meeting in June is scheduled for June 17th. That weekend is Father's Day weekend, and the Kids Fishing Derby. Management is proposing that the June meeting be moved to June 24th instead of the 17th so everyone can enjoy their Father's Day weekend and the meeting and the Derby schedules do not collide.

f) **HONORARY NAMING POLICY DISCUSSION**

g) **AUTHORIZATION TO LIEN**

The Owners of TS NO: 21661 and TS NO: 21660 are severely delinquent and have been placed in Collections. The Board of Director's by a majority of vote must authorize the filing of a lien against these property accounts.

10. OLD BUSINESS

a) OAK SHORES FIRE & MEDICAL BRIGADE BOARD UPDATE

b) MASTER PLANNING AD HOC COMMITTEE UPDATE

The Committee will provide an update on their progress and upcoming plans

11. OPEN FORUM/MEMBER COMMENTS

Members can submit a comment request to speak at the meeting, and will be given a maximum of 3 minutes to address their issues-concerns-or suggestions.

12. ADJOURNMENT-