



BOARD OF DIRECTORS
OPEN SESSION
MINUTES
May 20, 2023
10:00 am, Saturday
IN PERSON
2727 Turkey Cove Road
Bradley, CA 93426

1. The meeting was called to order at 10:04 am.

2. Rod Olguin, Matt Gourley, Mark Foley, Jim DiMauro and General Manager Stephanie Dayton were in attendance in person and Steve Hocter attended the meeting via Zoom.

3. SUMMARY OF EXECUTIVE SESSION

Rod Olguin provided a summary of topics of discussion.

4. MEETING MINUTES APPROVAL

Jim DiMauro motioned for approval of the April 15, 2023 Open Session Minutes and the April 26 Special Open Session Meeting Minutes: Matt Gourley seconded. The motion passed by a vote of 5/0.

5. ACKNOWLEDGMENT OF RECEIPT OF FINANCIALS

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

6. COMMITTEE REPORTS

Committee reports were presented by Janice Gillenwater for Recreation, Rod Olguin for Finance, Tom Alena for the Newsletter, and Diane Taylor for Pickleball.

7. NEW BUSINESS

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

Three (3) quotes were received and reviewed by the Finance Committee and Board. Staff and Finance recommended replacement of the 2003 Kubota Tractor with the New Holland tractor from Coastal Tractor to be paid out of Reserves as budgeted. Matt Gourley motioned to purchase the New Holland tractor from Coastal Tractor in the amount of \$59,315; Steve Hocter seconded. The motion passed 5/0.

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. Steve Hoctor motioned to reimburse the Operating account from the Reserve account where it was budgeted; Matt Gourley seconded. The motion passed by a vote of 5/0.

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. Matt Gourley motioned for approval of the contract with Echavaria Roofing with the caveat that the fascia boards are replaced with the proper wood and that it does not exceed \$1500 above the \$5000 contract quote; Steve Hoctor seconded. The motion passed by a vote of 5/0.

d) WEED WHACKER REPLACEMENT EXPENSE APPROVAL

The Association budgets to replace weed abatement equipment on an annual basis out of the Reserve account. Steve Hoctor motioned to approve the purchase of weed abatement equipment not to exceed the \$6000 that is budgeted to come out of Reserves; Mark Foley seconded. The motion passed by a vote of 5/0.

e) JUNE BOARD MEETING DATE CHANGE

Steve Hoctor motioned to approve the change of date for the June Board meeting to June 24; Jim DiMauro seconded. The motion passed by a vote of 5/0.

f) HONORARY NAMING POLICY DISCUSSION

Steve Hoctor motioned for approval of the Honorary Naming Policy; Mark Foley seconded. The motion passed by a vote of 5/0.

g) AUTHORIZATION TO LIEN

Matt Gourley motioned to authorize the filing of a lien against the properties with file #s TS NO: 21661 and TS NO: 21660; Steve Hoctor seconded. The motion passed by a vote of 5/0.

8. 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

9. STAFF REPORTS

a. CODE ENFORCEMENT & GATE REPORT – AARON BARNETT SUPERVISOR

- b. MAINTENANCE REPORT – CHRIS MARCOTTE SUPERVISOR
- c. MANAGEMENT REPORT- STEPHANIE DAYTON GENERAL MANAGER

10. OPEN FORUM/MEMBER COMMENTS

No member comments

11. The meeting adjourned at 11:05 am.