



BOARD OF DIRECTORS

OPEN SESSION

AGENDA

November 18, 2023

10:00 am, Saturday

IN PERSON

2727 Turkey Cove Road

Bradley, CA 93426

Join Zoom Meeting

<https://us06web.zoom.us/j/82160147863>

Recording Board Meetings by attendees is not allowed

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 August 19, 2023 Meeting Minutes.

6. ACKNOWLEDGMENT OF RECEIPT OF FINANCIALS

The Board must acknowledge receipt of the monthly financials and the 3rd Quarter Investment Report

7. COMMITTEE REPORTS

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

8. NEW BUSINESS

a. BOARD OF DIRECTOR'S SEAT OPENING DISCUSSION

b. SECRETARY APPOINTMENT OF A BOARD MEMBER

c. 2024 OPERATING & RESERVE BUDGET APPROVAL

The Board must approve the 2024 Operating and Reserve Budget

d. CLUBHOUSE OUTDOOR CEILING FANS EXPENSE REIMBURSEMENT

The Clubhouse outdoor ceiling fans were in disrepair. The cost to replace them was \$1,033.04. The expense was budgeted and scheduled in the Reserve Study to be replaced this year. The Board must officially approve the expense to come out of Reserves.

e. LOG BOOM REFURBISHMENT RESERVE EXPENSE

The log boom shackles and bolts have not been replaced for approximately 12 years and have deteriorated and need to be replaced. The refurbishment has been budgeted and scheduled to be paid out of Reserves this year. Management is requesting approval to not exceed \$10,000 for this expense. The shackles and bolts for approximately 50 shackles and bolts is \$2300 per 50 sets.

f. AIR COMPRESSOR SYSTEM APPROVAL

The Air Compressor system at the Maintenance yard is over 20 years old and needs replaced. The expense was budgeted and scheduled to be paid out of Reserves this year. Management is requesting the Board approve the Air Compressor system replacement, not to exceed the \$6,300.00 that is reserved for the improvement.

g. ROLYAN BUOYS RESERVE EXPENSE APPROVAL

The log boom and marina lights needed to be replaced. The Board directed Staff at the August Board meeting to order the lights immediately and seek reimbursement. The expense was budgeted and scheduled to be paid out of Reserves this year. The Board must officially approve the expense to be paid out of Reserves. The total cost for the lights is \$2,805.08 at Rolyan Buoys.

h. AUTHORIZATION TO LIEN

The Owners of the property with Collections acct. # 21726 have become severely delinquent on their HOA account fees. The first step in the Collections action is for the Board by a majority of a vote to Authorize the Lien on the property.

9. OLD BUSINESS

a. OAK SHORES FIRE & MEDICAL BRIGADE BOARD UPDATE

The Board will discuss the Lease Agreement with the Brigade

b. MASTER PLANNING AD HOC COMMITTEE UPDATE

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

10. 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.

11. ADJOURNMENT-