



BOARD OF DIRECTORS

OPEN SESSION

AGENDA

April 20, 2024

10:00 am, Saturday

IN PERSON

2727 Turkey Cove Road

Bradley, CA 93426

Join Zoom Meeting

<https://us06web.zoom.us/j/89794296041>

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Recording Board Meetings by attendees is not allowed

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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 March 16, 2024 Meeting Minutes.

6. BOARD RECOGNITION & APPROVAL OF FINANCE COMMITTEE CHARTER

The Board to acknowledge and approve the revised Finance Committee Charter.

7. COMMITTEE REPORTS

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

8. NEW BUSINESS

a. **REQUESTING APPROVAL FOR EMERGENCY MAINTENANCE ON THE T-REX BACKHOE**

Staff has sought a repair proposal to replace a leaking hydraulic hose on the association T-REX BACKHOE. The repair proposal from CALL ROB mobile repair service totals \$1,549.75 to be paid out of Operating Funds.

**b. AUTHORIZATION/RESOLUTION TO FORECLOSE**

1. Approval to proceed with the foreclosure process for the following property with a Collection acct. #21896 that have become severely delinquent on their HOA account fees. The second step in the Collection action is for the Board to motion by a majority vote to Authorize foreclosure on the property.
2. Approval to proceed with the foreclosure process for the following property with a Collection acct. #21892 that have become severely delinquent on their HOA account fees. The second step in the Collection action is for the Board to motion by a majority vote to Authorize foreclosure on the property.
3. Approval to proceed with the foreclosure process for the following property with a Collection acct. #21895 that have become severely delinquent on their HOA account fees. The second step in the Collection action is for the Board to motion by a majority vote to Authorize foreclosure on the property.
4. Approval to proceed with the foreclosure process for the following property with a Collection acct. #21893 that have become severely delinquent on their HOA account fees. The second step in the Collection action is for the Board to motion by a majority vote to Authorize foreclosure on the property.

**c. EQUIPMENT & ASSET CAPITALIZATION POLICY**

Discuss and Review Policy to require purchased items of equipment or assets exceeding \$2,500.00 in value with long term use, be entered as capitalized versus expense costs. Seeking Board resolution and approval.

**d. CHANGE OF BANK SIGNATORIES for RECREATION ACCOUNT**

Recreation Committee has asked that the Board motion and vote to remove two past signatories (Pilar Oltra & Stephanie Dayton) on the Recreation Bank Account and add the New General Manager, Brian Brintle.

**e. REQUESTING APPROVAL FOR CAMERA and RECORDING SYSTEM REPAIRS**

Staff seeking Board approval to pay Integrity Systems for Security Camera and recorder replacements for The Clubhouse, The Gatehouse Complex, and the Maintenance Yard. Two separate service calls were required to complete this work, the first item for \$2,460 and a second work stream for camera & monitor upgrades for \$2,620. Both items to be paid out of Reserve Funds. Both Clubhouse and Gatehouse facilities are due to system replacements next year in Reserves and this repair/replacement work will be in lieu of those system replacements, delaying full system replacements 2-3 years.

**f. REQUESTING APPROVAL FOR SLOPE EROSION REPAIR**

Staff seeking Board approval to pay Larry Nash Construction for road/slope drainage repairs. Invoice amounts for Lands End Road - Site Four for \$34,560, and Cove Lane – Phase 1 for \$38,142. Items to be paid from Reserves.

**9. OLD BUSINESS**

- a. OAK SHORES FIRE & MEDICAL BRIGADE BOARD UPDATE
- b. MASTER PLANNING AD HOC COMMITTEE UPDATE

**10. MANAGEMENT & DEPARTMENT REPORT**

**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-**