



BOARD OF DIRECTORS
SPECIAL OPEN SESSION
AGENDA

Tuesday June 25, 2024
6:30 PM
Via ZOOM ONLY

Homeowners may attend and view the
Zoom meeting at the Clubhouse
at 6:30 PM

2727 Turkey Cove Road
Bradley, CA 93426
Join Zoom Meeting

<https://us06web.zoom.us/j/86781227121>

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 May 18, 2024 Meeting Minutes.

6. DRAFT 2023 AUDIT REPORT

Board to receive, review, and approve the 2023 Draft Audit Report, Financial Statements, and Supplemental Information

7. COMMITTEE REPORTS (section abbreviated to include a brief recreation update & limit to only urgent committee report items)

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

8. NEW BUSINESS

a. DOORKING GATE & POOL CONTROLLER REPLACEMENTS

Staff seeking board approval for acceptance of agreement to replace existing front gate call box controller and pool gate controller systems to allow merge of systems, enable VOIP call box communications, and increase area code functionality for call box system. Items budgeted in Reserves. Spend with ML Gates is \$11,887.00 in total (\$6,800 (call box/gate) & \$5,087 (pool gates) including technical support from Doorking (Manufacturer) on site.

b. BOARD TO ANNOUNCE SELECTION & APPOINTMENT OF INSPECTORS OF ELECTION

Board to notify membership and officiate appointments of the inspectors of election.

c. AUTHORIZATION TO LIEN

- The Owners of the property with Collections TS # 22028 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.

d. AUTHORIZATION TO FORECLOSE/NOTICE OF DEFAULT

- Approval to proceed with the foreclosure process for the following property with a Collection acct # T.S. No. Y24-03064, 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.

e. AUTHORIZATION TO PUBLISH NOTICE OF SALE

- Approval to proceed with recordation of the notice of Trustee Sale of a foreclosed property TS #21660.

9. OLD BUSINESS

- a. OAK SHORES FIRE & MEDICAL BRIGADE BOARD UPDATE**
- b. MASTER PLANNING AD HOC COMMITTEE UPDATE**
- c. COMMUNITY FLAG PROJECT**
- d. SLO COUNTY ZIP CODE INITIATIVE**

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-