



BOARD OF DIRECTORS  
OPEN SESSION  
MINUTES  
May 18, 2024  
10:00 am, Saturday  
IN PERSON  
2727 Turkey Cove Road  
Bradley, CA 93426

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1. CALL TO ORDER: The meeting was called to order at 10:10 am

2. ROLL CALL

**Board Members**

*Present*: Matthew Gourley, Brian Kwasny, Hortencia Vargas, Francisco Valdes

*Present Via Zoom*: Columba Quintero, Michael Garner and Mark Foley

*Absent*: n/a

*Quorum present?* Yes

**Others Present**

General Manager: Brian Brintle II

Code Enforcement Supervisor: Nick Baldiviez

Board Vice Secretary: Isabell Hernandez

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 how to proceed with a foreclosure.

Board Action and Comment: Board President Matthew Gourley summarized what was discussed in Executive Session.

5. MEETING MINUTES APPROVAL

Approval of the April 20, 2024, Meeting Minutes.

Board Action and Comment: Michael Garner motioned to approve the April 20, 2024, meeting Minutes. Francisco Valdes seconded the motion. The motion carried by a vote of 7/0.

6. FINANCE: QUARTYERLY INVESTMENT REPORT

Board to review and acknowledge receipt of the 1<sup>st</sup> Quarter 2024 Investment Report

Board Action and Comment: Board reviewed and acknowledged receipt of the First Quarter 2024 Investment Report.

## 7. COMMITTEE REPORTS

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

**Recreation:** Director of Activities, Janice Gillenwater, presented the recreation report. 17k in funds raised from the Stoltz Event Fundraiser for a wheelchair. Upcoming events include the Blood Drive this Saturday at the Entry Gate parking lot. All blood donations stay in the County. The Memorial Day Taco Truck, Janice reminded that it is important to RSVP to this event. Mini Golf Tournament in June and Annual Kids Fishing Derby to be held June 29<sup>th</sup>.

**ARC:** No report available

**Finance:** Finance Committee Chairperson, John Eicholz, summarized what was discussed at the May Finance Meeting. \$420k spent on erosion/slope repairs spent out of Reserves which is more than anticipated. Committee recommends updating road impact fees.

**Newsletter:** No report available

**Pickleball:** General Manager, Brian Brintle, gave a status update on the lighting. The committee is looking to add a timer with led lights and plans will go to the county for permits.

**Private Marina:** No report available

**NRWMAC:** Michele Lauffer reported the next court hearing will be in June and there is new merchandise available at The Corner Store.

**Oak Shores II:** General Manager, Brian Brintle, reported that engineers continue to access the property but nothing new to report on, developers have not reached out to us.

**Sewer Committee:** Brian reported that the SLO County Wastewater Treatment Division hired engineers to research affected properties for the sewer repairs and develop engineering plans for the interceptor project. Once this is completed, the affected homeowners will be notified by the county by mail with an informational packet outlining the specific modifications needed on their property.

## 8. NEW BUSINESS

### a. OAK SHORES UPDATED COMMUNITY GUIDELINES

Board to discuss process for consideration of proposed Community Guidelines Update. Updated Community Guidelines to then be distributed to members for a 30-day member comment period.

**Board Action and Comment:** Board President, Matthew Gourley, announced the June 4<sup>th</sup> workshop to update the Community Guidelines.



b. CHASE BANK SIGNATORY CHANGES

Pickleball Committee has asked that the Board motion and vote to remove two past signatories (Stephanie Dayton & Rod Olguin) on the Pickleball Bank Account and add Board President, Matt Gourley and General Manager, Brian Brintle.

Board Action and Comment: Matthew Gourley motioned to approve the Chase Bank signatory changes to remove Stephanie Dayton and Rod Olguin and add Matthew Gourley and Brian Brintle. Francisco Valdes seconded the motion. The motion carried by a vote of 7/0.

c. EROSION REPAIR: Boat Hook Road/Wastewater Treatment Facility Landslide

Staff seeking Board approval to pay Larry Nash Construction for scheduled road/slope drainage repair site. Invoice amounts for Boat Hook Road – Site totaling \$70,974.00 Item to be paid from Reserves.

Board Action and Comment: Brian Kwasney motioned to approve the Larry Nash invoice for Boat Hook Rd site totaling \$70,974. Francisco Valdes seconded the motion. The motion carried by a vote of 7/0.

d. SLO COUNTY ZIP CODE INITIATIVE

Member Steve Gutierrez presenting body of work under way (communications and petition) to request a SLO County zip code to replace the Bradley (Monterey County) zip code. This effort will assist owners with classifications for items like insurance, vehicle registrations, social security office location, and other county initiatives.

Steve Gutierrez presented the SLO County Zip Code initiative underway and explained the Government officials' roles in the petition. There is a possibility that our area is losing out on local government funding due to the Monterey County Zip Code. Steve urges the community to voice their zip code concerns to the Federal, State, SLO County and Paso Robles City officials; there is a contact sheet available.

9. OLD BUSINESS

a. OAK SHORES FIRE & MEDICAL BRIGADE BOARD UPDATE

Board Action and Comment: General Manager, Brian Brintle reported that the Brigade is seeking donations and is ongoing. A letter was sent out seeking volunteers. Matthew Gourley reported an update on the CalFire site and working relationship with Fire Chief Swanson. It was stressed to Chief Swanson that it is imperative that we keep CalFire, and that the Brigade is only a supplement to CalFire.

- b. MASTER PLANNING AD HOC COMMITTEE UPDATE
- c. COMMUNITY FLAG PROJECT

Rod Olguin gave an update on the flag project. He will be opening it up to community involvement for flag designs. Gave update on the Mobile Buildings recreation area and the activities going in.

#### 10. MANAGEMENT & DEPARTMENT REPORT

General Manager, Brian Brintle, gave an update on weed abatement and Memorial Weekend action plan. Cuesta Inmate crews are currently working on the main road. Memorial Weekend action plan prepared and a parking plan for the holiday weekend will be email blasted to the community. Mussel Inspection station will be at the corner of Oak Shores Drive and Saddleway.

#### 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.

Bob Busick: Bob requested from the Board adding a three way stop on the intersection of Oak Shores Drive and Landlubber Lane due to speeding caused by the downward slope.

Board Action and Comment: Matthew Gourley called for an action item for the Stop sign in the next meeting.

#### 12. ADJOURNMENT- The meeting adjourned at 12:00 pm

Minutes submitted by Board Vice Secretary, Isabell Hernandez