



BOARD OF DIRECTORS
OPEN SESSION
MINUTES
October 19, 2024
10:00 am, Saturday

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

2. ROLL CALL

Board Members

In-person: Matthew Gourley, Hortencia Vargas, Brian Kwasny, Mark Foley, Francisco Valdes, Craig Stolz, and Allen Juengermann

Quorum present? Yes

Others Present

General Manager: Brian Brintle II

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 to proceed with a foreclosure.

Board Action and Comment: Board President Matthew Gourley summarized what was discussed in Executive Session. The Board reviewed appealed and non-appealed citations, accounts in collections and foreclosures, and monthly spending disbursements.

5. MEETING MINUTES APPROVAL

Approval of the September 21, 2024, Annual Meeting Minutes.

Board Action and Comment: Hortencia Vargas motioned to approve the September 21, 2024, Annual Meeting Minutes. Allen Juengermann seconded the motion. The motion carried by a vote of 7/0.

6. FINANCE: MONTHLY FINANCIAL REPORT

Board to review and acknowledge receipt of the monthly financials through August 2024.

Board Action and Comment: Matthew Gourley acknowledged receipt of the monthly financials through August 2024. Finance Committee Chairperson, John Eicholz gave a summary of the financials' operating trend results.

7. COMMITTEE REPORTS – **Tabled due to time constraints**

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

8. NEW BUSINESS

a) **OAK SHORES FIRE & MEDICAL BRIGADE VEHICLE & EQUIPMENT/STATION 34 STATUS**

Brigade Board members and OSCA Board to review and discuss Fire Station 34 Status and consider Brigade vehicle/equipment storage options. OSCA Board to decide to/not to notify SLO County of intent to modify current month to month lease for Station 34 and possibly terminate the lease altogether unless SLO County Fire agrees to allow us use of part of the space under the current lease. Board to review, discuss, and provide forward direction.

SLO County Fire Chief, John Owens was in attendance and reported that a plan is underway to establish CalFire stations at five locations in SLO County. Among these, two locations, including the Oak Shores area, are prioritized due to the high fire risk and the potential donation of land for the station. However, SLO County is currently facing a \$25 million budget deficit and funding challenges. Before the county can accept the donated land for the CalFire station, the building & planning department will need to be involved, and a feasibility study will need to be conducted.

Chiefs Swanson, Craig, Taylor, and Owens addressed questions from attendees regarding the county's fire truck, which was temporarily taken out of service for maintenance several years ago, and the possibility of sharing Station 34 with the Brigade. He confirmed that the fire truck is expected to be returned in a few weeks and the existing patrol unit replaced and in 12-18 months. Regarding the sharing of station space, their legal counsel has advised against it due to liability concerns, as the space is leased by the county.

Board Action and Comment: OSCA Board discussion with OSVFMB Board member Steve Hoctor on viability of sharing space in the Maintenance building for the Brigade truck to park temporarily until a more permanent solution is determined. The Board will address this matter as an action item moving forward possibly a task force in 30 days.

b) **OSCA ROAD MAINTENANCE**

Scheduled Road Maintenance is now due for appx 350,000 gross square feet of road surface in the community. Staff solicited and received bids from three qualified contractors including a request for recommendations on best pavement preservation practices. Proposals evaluated by the OSCA Board and was determined performing cape seal in lieu of overlays on the following areas was considered sound strategy with assessed economic benefits ongoing. The areas targeted for work this year include: (Front Gate Entrance, Oak Shores Drive (Golf Course to Saddle Way), Anchor Way, Anchor Circle, Fan Court, Tree Trap, Landlubber, Circle Oak, Pronghorn, Deer Trail East, Lookout Loop). 7,800 linear feet of curb work is included in this proposal along with replacement of the deteriorated concrete panel at the top of the main marina ramp. Staff recommends acceptance of proposal from Ramsey Asphalt Construction for repairs not to exceed \$655,000 from Reserves. Staff also recommends acceptance of the proposal from Ramsey Asphalt to replace the Front Gate Rec area parking lot with an amount not to exceed \$60,000 from Operating but excludes the adjacent ADA modifications and drainage refurbishment to be considered as separate projects in the coming year.

Board Action and Comment: Brian Kwasny motioned to approve both Ramsey Asphalt Construction proposals, \$655,000 and \$60,000. Allen Juengermann seconded the motion. The motion carried by a vote of 7/0.

c) OSCA CLUBHOUSE TERMITE INSPECTION & TREATMENT CONTRACT

Staff discovered termite swarmer wings inside the Clubhouse Library and requested a termite inspection of our current pest control provider. Brezden Pest control inspected the facility and found evidence of activity of both subterranean and drywood termite presence in different areas of the building. Staff recommends acceptance of Brezden's quote to treat both areas for \$1,895 (subterranean) and \$595 (drywood) respectively. OSCA Maintenance will replace and repaint dry rotted/damaged exterior wood where drywood infestation has occurred on Patio awning column trim.

Board Action and Comment: Allen Juengermann motioned to approve Brezden's termite treatments agreement. Brian Kwasny seconded the motion. The motion carried by a vote of 7/0.

9. OLD BUSINESS

a) OAK SHORES COMMUNITY GUIDELINES UPDATE

Brian Brintle gave a status update on the Guidelines revisions. Guidelines will be provided to the community with the recommended changes to the Drone policy for a 30-day review period and member comments. Guidelines workshop will be held in November.

b) OAK SHORES FIRE & MEDICAL BRIGADE BOARD UPDATE - Tabled

c) SLO COUNTY ZIP CODE INITIATIVE

Steve Gutierrez reported that USPS has agreed to officially designate our existing zip code as belonging to San Luis Obispo (SLO) County. This means we will retain the same zip code, but it will be recognized as a SLO County zip code. Steve has the official documentation confirming this change.

Currently, we have a memorandum in Washington requesting that our zip code be recognized as an acceptable location under SLO County, specifically for Lake Nacimiento. As a result, both Bradley and Lake Nacimiento will share this zip code. Residents of Monterey County will identify Bradley as their city, while residents of SLO County will identify Lake Nacimiento as theirs. This change is expected to take approximately six months to be implemented.

10. MANAGER REPORT - Tabled

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.

Jim Rice – A property on his street has been a problem for about 20 years due to deterioration and is a safety concern for any kids that might stray over to the property. Brian Brintle responded that every legal pursuit has been made on this property.

Cathy Wolfe – Has concerns on the rule changes particularly in the Private Marina’s 7-day rental rule, marina slip parking for OSCA stickered vessels only, and pine trees being protected from being removed. Matthew Gourley responded that their will be an upcoming meeting for community feedback on the Guidelines.

Lisa Hctor – Stated that rules are not being enforced as they should be. Suggests changing Bi laws to require the Board President be a full-time resident. Requests that the Finance Committee have ¾ of its members be non-board members and she would like Board Members to be more transparent. Hortencia Vargas responded by asking if there was anything she would like clarified by the Board. Lisa replied to enforce rules, especially the problem with unleashed dogs in the community.

12. ADJOURNMENT- The meeting adjourned at 1:17pm

Minutes submitted by Board Vice Secretary, Isabell Hernandez