



BOARD OF DIRECTORS
OPEN SESSION
MINUTES
November 16, 2024
10:00 am, Saturday

1. CALL TO ORDER – The meeting was called to order at 9:58am

2. ROLL CALL

Board Members

In-Person: Matthew Gourley, Mark Foley, Craig Stolz, Allen Juengermann, Brian Kwasny

Present Via Zoom: Francisco Valdes

Absent: Hortencia Vargas

Quorum present? Yes

Others Present

General Manager: Brian Brintle II

Board Vice Secretary: Isabell Hernandez

3. PLEDGE OF ALLEGIANCE

4. SUMMARY OF EXECUTIVE SESSIONS

Executive Sessions may cover litigation, member discipline, contract negotiations with third parties, personnel matters, meetings with legal counsel, and foreclosures.

Board president Matthew Gourley summarized what was discussed in Executive Session. The Board discussed the Corporate Transparency Act, fiber optics installation, Station 34, monthly disbursements, accounts in collections, approval of a lien and citations.

5. MEETING MINUTES APPROVAL

Approval of October 19, 2024, Open Session Meeting Minutes.

Board Action and Comment: Brian Kwasny motioned to approve October 19, 2024, open session meeting Minutes. Mark Foley seconded the motion. The motion carried by a vote of 6-0 absent Hortencia Vargas.

6. FINANCE: MONTHLY FINANCIAL REPORT

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

Board Action and Comment: Matthew Gourley acknowledged receipt of the monthly financials through September 2024.

7. COMMITTEE REPORTS

Recreation: Director of Activities, Janice Gillenwater reported on the recent fundraiser and events. Janice recommended checking the Recreation Facebook page for upcoming events and activities. Additionally, Janice asked everyone planning on decorating for Christmas to have those up before the December 13th Christmas Parade.

ARC: Brian Brintle reported on the ARC weekly meetings.

Finance: Finance Chairperson, John Eicholz reported on the 2025 Operating, Reserve, and Private Marina Budgets and explained the nature of the assessment increases.

Newsletter: Not available

Pickleball: Not available

Private Marina: Randy Gillenwater reported on the 2025 Private Marina Budget and noted that there is no Maintenance Fee increase in 2025. Lake level is adequate for keeping the docks floating.

NRWMAC: Michele Lauffer reported on the NRWMAC activities.

OSII: Brian Brintle reported that Phase 1 started on the soil boring process on the greenbelts and roads.

Sewer: Brian Brintle reported that the county continues to contact owners for right-of-easement for the sewer projects.

Master Planning: Not available

8. NEW BUSINESS

a) 2025 OPERATING, RESERVE, & PRIVATE MARINA BUDGETS

Board to resolve to approve final 2025 Operating, Reserve, & Private Marina Budgets

Board Action and Comment: Matthew Gourley inquired whether there were any comments or questions from the attendees for the Board or the Finance Committee Chairperson before proceeding with the vote for approval. Matthew Gourley motioned to approve the 2025 Operating, Reserve, and Private Marina budgets. Craig Stolz seconded the motion. The motion carried by a vote of 6-0 absent Hortencia Vargas.

9. AUTHORIZATION TO LIEN

The Owners of the property with Collections TS # 3241029452 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.

Board Action and Comment: Allen Juengermann motioned to approve recording of the lien on the property with collections TS# 3241029452. Brian Kwasny seconded the motion. The motion carried by a vote of 6-0 absent Hortencia Vargas.

10. OLD BUSINESS

- a) OAK SHORES COMMUNITY GUIDELINES UPDATE - [Tabled](#)
- b) OAK SHORES FIRE & MEDICAL BRIGADE BOARD UPDATE - [Tabled](#)
- c) SLO COUNTY ZIP CODE INITIATIVE - [Tabled](#)

11. MANAGER REPORT - [Tabled](#)

12. 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.

Steve Hinton - Steve raised concerns about not having a place in Station 34 for the new fire truck that is expected to arrive soon. Brian Brintle reassured him that the truck will be housed in the Maintenance building and will not be left outside overnight. While the maintenance team will need to move the truck out during work hours, they will ensure it is returned to the building at the end of the day.

13. ADJOURNMENT – [The meeting adjourned at 10:48am](#)

[Minutes submitted by board vice-secretary, Isabell Hernandez](#)