



BOARD OF DIRECTORS  
OPEN SESSION  
MINUTES  
December 14, 2024  
10:00 am, Saturday

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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

*Present Via Zoom:* Francisco Valdes, Allen Juengermann, Brian Kwasny

*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, Station 34, monthly disbursements, accounts in collections, Q4 sewer committee meeting, and a garage easement appeal.

5. MINUTES OF MEETING APPROVAL

*Approval of the Nov 14, 2024, Board of Directors 2025 PROFORMA Budget Workshop Meeting & Nov 16, 2024, Monthly OPEN Session Board of Director's Meeting Minutes.*

Board Action and Comment: Craig Stolz motioned to approve November 14, 2024, Budget Workshop meeting Minutes and November 16, 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 October 2024 & the 2024 Q-3 Investment Report.*

Board Action and Comment: Matthew Gourley acknowledged receipt of the monthly financials through September 2024. The Finance Chairman, John Eicholz, provided a

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summary of the discussions from the previous Finance Committee meeting, presented an overview of the financial statements, and reported that the year-end cash flow was sufficient.

### 7. COMMITTEE REPORTS

Recreation: Director of Activities, Janice Gillenwater reported on the upcoming events.

ARC: Brian Brintle reported on the ARC weekly meetings and reported the ongoing progress in closing out old and stagnant ARC permits. Additionally, patrol is actively inspecting for any ARC violations.

Finance: Finance Chairperson, John Eicholz reported that HOA assessments billing has recently been mailed out.

Newsletter: Tom Alena reported that the Winter newsletter will be ready by end of February

Pickleball: General Manager, Brian Brintle reported that Diane Taylor has recently trained the OSCA Maintenance Department in the pickleball maintenance.

Private Marina: Randy Gillenwater informed that the D Dock will be removed for extensive repairs in the Spring and reminded dock owners that the county has been updating dock ownership records to match the tax bills to bring the tax information up to date.

NRWMAC: Michele Lauffer reported on the NRWMAC activities and the concern over the newly discovered invasive gold mussels. Next court date will be around January 23<sup>rd</sup>.

OSII: No activity to report

Sewer: Not available

Master Planning: Not available

### 8. NEW BUSINESS

#### a) HOMEOWNER EASEMENT VARIANCE

*Owner at 3128 East Beach has appealed an ARC variance request to the OSCA Board requesting a 5ft encroachment easement for one corner of the construction of a garage into the side setback (10ft per SLO County Tract Map Flag Lot). Staff seeking Board approval to grant the requested appeal after consideration of feedback from surrounding property owners with no significant objections raised. Approval will be conditioned as subject to SLO County approval.*

Board Action and Comment: Matt Gourley provided a summary of the variance request and gave an opportunity for member comment before proceeding with a vote. There were no comments from the members. Craig Stolz motioned to approve the ARC variance requesting a 5ft encroachment easement for one corner of a garage into the side setback. Mark Foley seconded the motion. The motion carried by a vote of 6-0 absent Hortencia Vargas.

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### b) GATE PARKING LOT SUPPLEMENTAL

*Staff seeking Board approval for supplemental spend authorization on Gate Rec Area Parking Lot replacement for curbing and striping \$9,990.00. The amount was missed on original proposal /authorization request.*

Board Action and Comment: Craig Stolz motioned to approve the \$9,990 for the Gate parking lot curbing and striping. Mark Foley seconded the motion. The motion carried by a vote of 6-0 absent Hortencia Vargas.

## 9. OLD BUSINESS

### a) OAK SHORES COMMUNITY GUIDELINES UPDATE

*Board to resolve to approve the 2024 Draft Updated Community Guidelines and distribute to the owner members to be effective on Jan 15, 2025.*

Board Action and Comment: General Manager, Brian Brintle, briefly described the edits made to the Community Guidelines and answered any questions from the members before proceeding to the vote for approval. Mark Foley motioned to approve the 2024 draft of the updated Community Guidelines. Craig Stolz seconded the motion. The motion carried by a vote of 6-0 absent Hortencia Vargas.

### b) OAK SHORES FIRE & MEDICAL BRIGADE BOARD UPDATE

Randy Gillenwater reported that the Type 6 engine is currently stationed in the Maintenance Yard building, the process of acquiring all necessary radios is underway, and volunteers are close to completing their training.

### c) SLO COUNTY ZIP CODE INITIATIVE

Brian Brintle reported that the initiative is currently in D.C. and that we should have a decision within 60 days.

## 10. MANAGER REPORT - Tabled

## 11. OPEN FORUM/MEMBER COMMENTS – None submitted

*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, and/or suggestions.*

## 12. ADJOURNMENT – The meeting adjourned at 11:05am

Minutes submitted by board vice-secretary, Isabell Hernandez