

Oakmore Homes Association
Board Meeting Minutes
Monday - June 29, 2020 at 7:30pm
Hosted by Matt Weisman on Zoom

7:30 Call Meeting to order

Present: Joseph Dashiell, Julie Kirgis, Lawrence Lohr, Russell Schleske, and Mayo Yu
Administrator: Matthew Weisman

Review of 3/11/20 Minutes

- The minutes are approved with a minor correction

Treasurer's Report – Financial Statement

- Treasurer Russell Creighton provided the financial report and Matt Weisman reported on dues payments online and by check to date.

Administrator's Report - Phone/e-mail log/correspondence

- We have received an inquiry by an escrow agent for 2049 Bywood Drive property that we do not have on our current listing; Matt followed up with the agent about the status of the OHA since 1991 - the property is apparently a member; given that they were not on our list we will not assess past dues
- We have several properties with dues owed over \$300; In accordance with the OHA Bylaws and Declaration of Restrictions, Matt proposes to provide them a final notice indicating that we will move towards a lien if they do not meet their obligations. Revenues should exceed the expense of notice and filing of the liens. In consideration of the pandemic, OHA sent bills May 1 with a 60 day, rather than the usual due on receipt payment requirement. Not billed, pending this board meeting discussion, were the most egregious outstanding amounts. The board decided to make personal contact with all outstanding households with more than \$300 overdue. Matt will send us the addresses and the board members will contact those who live near the board member's home.

New Business

The law firm Hughes, Gill, Cochrane, & Tinetti of Walnut Creek has been retained by the OHA

- Attorney Andrew Crowl of the firm will be working with us
- We hope to get answers by the first week of July

- We have prioritized our questions. The first being to confirm that we continue as a community interest not for profit organization and are not an HOA under California statutes.

RV Camper(s) Parked on Monterey Blvd

- We received a letter from a neighbor who complained of an RV camper and other vehicles parked along Monterey Blvd; she has concerns about this and has requested OHA support in getting them to leave
- Debris is often dumped near the entrance to Bridgeview Path on Monterey
- There are often vehicles parked around the neighborhood
- We recommend that concerned residents use the app “See, Click, Fix” to alert the city of needed clean-up
- Joseph will thank her for the letter and encourage her to use the app above

Updates/Old Business continued

Proxies / Ballots – New (Virtual?) Meeting Date To Obtain Quorum

- The board agreed to develop a ballot comprising the changes that the board would like to see to our bylaws regarding lowering the percentage of membership required for a quorum as well as permitting virtual meetings rather than in-person meetings
- The board agreed to organize an informal Members’ meeting by Zoom to explain our hopes from the ballot and inform members about why an amendment of our Bylaws is appropriate, to listen to Member’s comments, and to request that they vote in favor of the amendment.
- Joseph Dashiell and Matt Weisman will send to Members a postcard with the invitation to the Zoom meeting
- The board set a Members’ virtual meeting date of Wednesday, August 5 at 7:30 pm. The meeting will be by Zoom

Meeting adjourned at 8:35 pm.