

TIERRA OAKS ESTATES HOMEOWNER'S ASSOCIATION

Tuesday, February 17, 2026

Location: The Hignell Office at 2858 Park Marina Drive, Redding or via ZOOM

MINUTES

Called to Order at 4:06 p.m.

Board members present: Brian Salado, Michael Collins, Wendy Pelote and JohnHenry Giddings. Manager Monica Gale present and taking minutes. Donnie Zahner was not present. Quorum present.

1. **Election of Officers:** Nominations were made and unanimously passed as follows:

- | | | |
|----------------------------------|--------------------|-------|
| 1. Board President: | Donnie Zahner | |
| 2. Vice President: | JohnHenry Giddings | |
| 3. Secretary: | Brian Salado | M/S/P |
| 4. CFO: | Wendy Pelote | |
| 5. Board member at large: | Mike Collins | |

2. Member Comments:

3. Approval of Minutes- October 14th, 2025- business meeting M/S/P

4. President's Comments- none

5. Review & Approval of Financial Statements- As of Jan 31, 2026, the operating account had \$81,861 (minus the prepaid assessments and refundable deposits of \$35,426 = \$46,435). Reserves were \$515,068, the bulk of which is invested in CDs with LPL Financial.

6. **REPORTS:**

a) Architectural Review (includes Landscaping/ Maintenance): Pat M. – Report provided to board.

b) Fire safety & Prevention: Bill C.- The fire certification has been renewed for 2026. We contacted the golf course to start taking care of burn piles before April deadline. We need to refurbish the emergency exits with road base or gravel.

a. Discussion of inviting members to meet with Bill Carlsen about making their property more fire safe to keep their insurance policies. Maybe a Fire Prevention town hall meeting?

c) Roads/Street Report: - Marcus P.- Two companies have been on site and performed work in the past few years: VSS and Eagle Paving. A new report from Eagle Paving was issued to the board for consideration. Marcus recommends a small amount of work in 2026, under \$20,000. Marcus will get bids from both vendors.

a. Road work for 2026 was anticipated to be substantially less than prior years due to the advance planning and substantial work performed over the previous 5 years as referenced in prior board meetings. A new 5-year plan, similar to one that was created in the past, was discussed to help provide future budget guidance starting next year

b. Board moved to nominate Marcus Partin as project manager for any asphalt work this year with Brian Salado being the board representative for roads. M/S/P

c. PG&E damaged a section of the road and the reimbursement check for \$5890 has been deposited into operating. When road work is being done, this repair will also be done.

d. BLVI Water dug up a section of road on Alicia Parkway by lot 32- did a terrible job of patching asphalt- repairs to be done this year.

d) Parking & Compliance: Wendy Pelote- No issues at this time, people are good about getting permission to park in driveway, new buyers needing time to unload boxes etc. Residents have some leniency.

- e) Website maintenance: KD Markovich- no report.
- f) Financial Investments Review- **Motion made to allow LPL to renew any CDs maturing before next meeting for up to a 6 month term at best offering rate, up to \$180k total. M/S/P**
- g) Real Estate Report- Brian S.- 9 homes have sold within the last year, 3 are currently for sale. Activity is strong. Sales range from \$300 per square foot to \$350. Demographics are mostly aged 50 +.
- h) Playground & Sports Court- Mike Collins- The sports court repairs & patch work looking good so far. Plan to buy some privacy screens for the playground fence, The pickleball nets should last one more year. Increased use by kids/teens.
- i) Managers' Report- Monica G.-
 - a. Delinquent accounts- Only one delinquent owner, a few others have a small balance. Overall amount in arrears is \$1600.
 - b. Authorization to send 25-14807 to collection. Balance \$1412, no payments since May 2025. M/S/P
 - c. Community needs to be reminded that vendors at the gate should already have an entry code. This is done at the time you schedule a delivery or service. All owners have access to the Mobile app to create guest codes, or you can call Hignell for one. Vendors should NOT be waiting at the entry gate for others to let them in.

7. UNFINISHED BUSINESS:

- a) Lights installed at entry/ entrance
- b) Security Cameras- Working well day and night. Recording all vehicles and the plates.
- c) Golfer compliance in HOA areas. Owner of course has a draft for stickers going on all gold carts indicating some guidelines for HOA property entry and etiquette. Once course opens, this will be implemented.

8. NEW BUSINESS:

- a. Gate sensors are failing- cost to replace \$6,000. **Motion to approve the proposal from Gate Pro for new gate loop. M/S/P**
- b. Dirt bike rider trespassers- entering from lot 101- New fence? It was determined a new fence probably would not stop the dirt bike riders coming in from the fire road. Best plan is to hang a "No Trespassing" sign so law enforcement can enforce. Discussion of installing a game-cam at that location.
- c. Fee to park in overflow? Suggest not charging? New policy discussed. Motion to open up the new overflow parking area on a first come first served basis. Cost of any overflow parking to be a flat \$25 per month (prorated for the first month). Only passenger vehicles allowed- passenger vehicles must be currently licensed/registered and operational, no boats or RVs, or commercial vehicles.
- d. Discussion and review of prohibition of detached garages and side/alternate property access- JohnHenry- Discussion to amend ARC guidelines to provide for detached garages, subject to maintaining setbacks already in place and architecture design same as residence. Suggest we do a homeowner survey to see whether there is interest. JohnHenry to draft the survey questions.

Next meeting will be April 21, 2026- location to be determined.

Adjourned at 6:20 p.m.