

TIERRA OAKS ESTATES HOMEOWNERS' ASSOCIATION



Board Meeting: Tuesday, August 18th, 2026

Location: Tierra Oaks Golf Club, 19700 LaCrescenta, Redding

MINUTES

1. Called to Order at 4:05 p.m.
2. **Board Members present:** Donnie Zahner, Wendy Pelote, JohnHenry Giddings. Mike Collins has resigned his position. Manager Monica Gale present and taking minutes.
3. Member Comments:
4. Appoint new director (fill Mike Collins' position)- **Board nominated Steve Boero as new Director, M/S/P.** His term will end in October, 2027.
5. Approval of Minutes- Moved to approve the Business meeting minutes on June 16th, 2026 **M/S/P**
Moved to approve the Executive Session minutes on July 10th, 2026. **M/S/P**
6. President's Comments- Donnie Z. -At the Executive session held on July 10, 2026 there was a disciplinary hearing regarding a dog. Also, the emergency exit paving on Palermo was completed.
7. Review & Approval of Financial Statements – Operating account balance was \$81,922.14 Reserve account had \$573,154.16 the bulk of which is invested in CDs and an annuity, rate of over 4%. Spending Year-to-date is about \$5,000 under budget. Moved to accept the report. **M/S/P**
8. **REPORTS:**
 - a) Architectural Review (includes Landscaping/ Maintenance): Pat M. –Report provided to board. Two additional members were appointed to the ARR committee by the board: Jeff Moore and Wayne Bunker. **M/S/P**
 - b) Fire safety & Prevention: Bill C. was not present but prepared a report which was read.
 - a. Tews emergency road was paved successfully. Cost was split with the landowner. Insurer and fire dept. were notified, and the insurance packet (on the website) was updated;
 - b. All fire preparations for the season are complete;
 - c. Currently seeking training opportunities on protection measures for members;
 - d. To is included in the Public Safety Power Shutoff program. Seeking more info.
 - c) Roads/Street Report: Reserve study provides for substantial sealing work in 2027. Plan is to do some work in the Fall.
 - d) Parking & Compliance: Wendy Pelote- How long can an RV or boat be parked in driveway? The rule is overnight is okay pre and post trip. Some owners have needed an extra day, been lenient. By third day it's a violation.

- e) Budget Committee – Pro Forma budget sent to the board and the budget committee. Meeting to follow.
Board appoints Steve Boero to the budget committee with Jason Richart. M/S/P
- f) Website maintenance: KD Markovich- not present, but she prepared an update: Triathlon pics provided by Mike Collins (Cheering Squad) posted on the website. Also a link to the Public Safety Power Shutoff (PSPS) brochure & program and a list of TO properties sold.
- g) Financial Investments Review- Steve B.- Rates are static, earning about 4%. Buying CDs through the secondary market. Goal is to get the account over \$700K. Annuity is at 5.1%.
- h) Real Estate Report- Wendy P- 3 homes on the market, 2 are in escrow, 9 lots for sale. Prices range from \$700K – 900 K.
- i) Playground & Sports Court- Need a volunteer to monitor the area.
- j) Managers' Report- Monica G.-
 - a. Delinquent accounts- one owner is over 30 days late, one has unpaid fines. All other accounts are paid in full.
 - b. Task list provided to the board.

9. UNFINISHED BUSINESS:

- a. Approval of Survey questions for amending ARC rules- detached garages- **Tabled** to the annual meeting, and to include the ARR committee for comments.
- b. Approval of Overflow Parking rules after member 28 comment- An owner suggests that we allow boats & trailers, 7.5 feet tall max, no more than one week. Amended rules- to be sent to all owners for comment period. Revisit in October meeting. Windshield hanging tag to have dates listed and member will drive thru often to verify compliance.

10. NEW BUSINESS:

- a. Reserve Study draft #1 in- Any needed changes? Need volunteer to be committee chair. Reserve study provided for storm drain & drainage swail maintenance of \$29,000. Board directed Manager to have someone come out to inspect all the drainage culverts etc. Motion to hire an inspection before the rains M/S/P (Steve Boero will show the inspector.) **Moved to approve. M/S/P**
- b. Status of Director Elections: Board members with one more year: Brian Salado and new director appointed today. Board members whose term is expiring Donnie Zahner, JohnHenry Giddings, and Wendy Pelote. Ballots will be mailed out by mid-September.

Meeting adjourned at 5:36 p.m.

Next meeting will be **Annual Member's Meeting October 20th, 2026.**