

TIERRA OAKS ESTATES HOMEOWNERS ASSOCIATION



Board Meeting: Tuesday, October 14th, 2025 4:00 P.M.
Location: Tierra Oaks Golf Club Conference Room downstairs

Minutes

1. Call to Order at 4:01 p.m.

Roll call: Marcus Partin, Donnie Zahner, Wendy Pelote. Brian Salado and JohnHenry Giddings are not present. Manager Monica Gale present and taking minutes.

- a) Member Comments:
- b) Approval of Minutes- August 19th, 2025, business meeting minutes M/S/P. Exec session on Sept 10th M/S/P and Aug 19th M/S/P.
- c) President's Comments- Marcus P.- Getting ready for the annual meeting later today, want people to have fun & enjoy the presentation. At executive session- there was a disciplinary hearing which the board voted to enter into an agreement with the owner.
- d) Review & Approval of Financial Statements through Sept. 2025. Operating had \$64,404; Reserves had \$475,960. Annuity was purchased for a 5 year term at a rate over 5%. Spending is under budget so far. Motion to accept the financial report M/S/P

2. REPORTS:

- a) Architectural Review (includes Landscaping/ Maintenance): Pat M. 4 homes and one ADU being built. A report was provided to the board. Landscape watering was turned down.
- b) Fire safety & Prevention: Bill Carlson and Hignell working on an updated insurance packet with the latest letters from Fire Department and our current Firewise certificate.
- c) Roads/Street Report: - Marcus P.- There was some curb damage caused by PG&E trucks. Claim is in process. Eagle and VSS will be out in a month or so and will provide bid for repairs.
- d) Parking & Compliance: Wendy Pelote- No report
- e) Website maintenance: KD Markovich- Added sports court page.
- f) Financial Investments Review- Steve B. No report.
- g) Real Estate Report- Brian S.- No report
- h) Playground & Sports Court- Mike Collins- Company came out to seal the recent cracks- covered under warranty. Completely resurfaced. Someone with Roller blades, skateboards or other wheeled vehicles caused marks on the court. Playground- the slide had a crack repaired. Two new benches ordered.

- i) Managers' Report- Monica G.- delinquent accounts- there are two owners with unpaid assessments. One account was recently paid due to sale of lot. Total in arrears is 928.00.

3. UNINISHED BUSINESS:

- a) New LED Lights at entry/ entrance have been installed. First phase in the new security camera system.
- b) Four Security Cameras at entry- Mike Collins is researching the vendors who provided bids. Expects the system and wiring to cost \$7,500. **Motion to approve up to \$7,500 for this system. M/S/P**
- c) Golfer compliance in HOA areas. Jason Munson will be joining the Annual Meeting tonight; he will place the rules of the road in all golf carts. Each cart has a cart number to report any incidents.
- d) New fine schedule- amended to comply with new laws. Approve to mail out, with deletion of final paragraph. **M/S/P**

4. NEW BUSINESS:

- a. Gate sensors are failing- cost to replace \$6,000. Tabled
- b. 2026 Annual Budget & assessments. Board discussed budget line by line, and felt there were significant changes needed in the reserve study that may affect the 2026 contribution amount. **Motion to approve the operating budget at \$100,475 and the reserve contribution to \$125,725 for a total of \$226,200 annual 2026 budget. Assessments will then be \$145.00 per month per lot. M/S/P**

Next meeting will be December 16th, 2025

Adjourned at 5:08