

TIERRA OAKS ESTATES HOMEOWNERS' ASSOCIATION

Board Meeting: Tuesday, June 16th, 2026

Location: Tierra Oaks Golf Club, 19700 LaCrescenta, Redding

MINUTES

1. **Called to Order at 4:00 pm**
2. Board members resent: Wendy Pelote, Brian Salado, Mike Collins, Donnie Zahner. JohnHenry Giddings. Manager Monica Gale present and taking minutes.
3. Member Comments
4. Approval of Minutes- **April 21, 2026 M/S/P, Emergency Exec session June 4th, 2026 M/S/P**
5. President's Comments- Donnie Z. - During exec session on June 4th, an offer to purchase the HOA owned lot was presented and accepted. Still in escrow. Also discussion of bids to pave the emergency fire exit. A bid for engineering was approved. Trees on both sides of the entry road need trimming this Fall.
6. Review & Approval of Financial Statements – As of June 9th, 2026 the operating account had \$95,495 and reserves had \$550,500. Spending through the first 5 months of the fiscal year was \$14,000 under budget so far. **Motion to accept report through May 2026. M/S/P**
7. **REPORTS:**
 - a) **Architectural Review** (includes Landscaping/ Maintenance): Pat M. Report provided to Board.
 - b) **Fire safety & Prevention:** Bill C.- Property north of driving range, out of town owners, were contacted about people accessing at night, fire danger. Now a fence and gate are installed to avoid further issues.
 - c) **Roads/Street Report:** -Marcus P resigned from this committee. Table filling this position. Discussion about what happens when there's a fluid leak on the roads, need immediate action to clean it up, 24 hour. Protocol is now as follows: **When a report comes in of damage to Tierra Oaks Estates roads, Manager to contact the responsible party (I.e., Owner, Contractor [through ARC] or Golf Club Operator) within 24 hours to confirm liability and good faith plan to correct. Responsible party to mitigate and / or remedy damage within one (1) week where reasonable, or the HOA can execute a remedy unilaterally and charge responsible party for the related costs. HOA recognizes that remedy timelines will be based on type of damage, seasonality, availability of equipment, and other reasonable factors and agrees to stay any unilateral action provided liable party is demonstrating good faith in seeking remediation. M/S/P**
 - d) **Parking & Compliance:** Wendy Pelote- No issues just educating new owners about rules.
 - e) **Website maintenance:** KD Markovich- no report.
 - f) **Financial Investments Review-** no report
 - g) **Real Estate Report-** Brian S.- 8 available lots being marketed from \$68-125k, 1 in escrow. 5 lots are under \$80K. 6 homes listed including two pending sale.
 - h) **Playground & Sports Court-** Mike Collins- Sun sails are installed over jungle gym. Tennis court crack repairs are doing well. Action Items: Install security gate plates around the playground gate lock. & Install a self-closing spring on the playground gate.
 - i) **Managers' Report-** Monica G.-
 - a. Delinquent accounts- all owners are paid in full- one in collections paid also.

- b. Task list provided to board.

8. UNFINISHED BUSINESS:

- a. **Weed Abatement status**- JohnHenry- There were 4 lots that did not pass the weed clearing standard. Three made a good faith effort- Manager is in contact with them for follow ups- one owner did nothing. HOA to step in and clear lot. Fines & hearing to follow.
- b. **Fire Exit engineering & paving project**- Status- engineer took core samples and will report soon. Once report received, then requests for proposals will be sought.
- c. **Amending ARC rules** to permit detached garages- A survey may be implemented to see what owners want. Draft to be presented to the owners at the Annual Meeting or a survey on the website. Mike C. volunteered to work with Brian and Pat to develop a draft primer for HOA members on this topic. The primer will be used to educate the community regarding the proposed ARC rule changes and will accompany the questionnaire to be posted on the HOA website. **Motion to have Mike C and Brian S work on developing a primer & list of survey questions for member vote. M/S/P**
- d. **New overflow parking rules**- draft for approval- Amended to remove any cost, limited to 20 cars FCFS. **M/S/P**

9. NEW BUSINESS:

- a. Need to establish a budget committee- Mike Collins appointed. Jason Richart also volunteers. **M/S/P**
- b. Reserve Study update- Ordered- awaiting first draft.
- c. Need Inspector of Election for 2026 Director Election- Volunteer- Laura Angelides was nominated. **M/S/P**
- d. Insurance Renewal July 1, 2026- proposal to review- Farmers chose not to renew policies. Will accept the California Fair Plan on property coverage. Manager to look into increasing the property coverage amount and increasing the deductible to \$25,000. **Motion to appoint Donnie Zahner to review new insurance info and to accept or deny the proposal before July 1 renewal date on behalf of the board. M/S/P**

Adjourned at 6:40 p.m.

Next meeting will be **August 18th, 2026, then Annual Member's Meeting October 20th, 2026.**

Executive Session: If any, this meeting is private, and not open to the members. Topics available to discuss: Legal Issues. Formation of Contracts, Disciplinary Hearings, Personnel Issues, Payment Plan, Foreclosure.