

# Tuolumne Oaks Townhouse Owners Association

c/o Anchor Community Management  
P.O. Box 3237 - Camarillo, CA 93010  
(805) 388-3848 FAX (805) 388-0856  
carol@anchorcommunitymgt.com

## TUOLUMNE OAKS TOWNHOUSE OWNERS ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES FEBRUARY 13, 2018

**Call to Order:** The meeting of the Board of Directors was called to order at 7:00 p.m. The meeting was held at 776 Tuolumne.

Board Members Attending: Jim Meser, Director and President Barbara Hart, Vice President; President, Shannon Thomas attended telephonically. Stacy Hamlet, Treasurer and Maryjane MacLeod, Secretary were absent.

Carol Stephenson – Anchor Comm. Mgt. was also in attendance.

**Homeowner Forum:**

Homeowners in attendance had comments about recycled water, landscape and recycle/trash containers.

**Minutes:** Barbara made a motion to approve the minutes of the January 9, 2018 meeting. Jim seconded and the motion passed unanimously.

**Financial Report:** In accordance with Title 6, Section 1365.5 of the California Civil Code, the Association's bank reconciliations and reserve accounts have been reviewed by the entire Board of Directors.

**Management Report:** The Action Items of the previous meeting were reviewed as well as the Association Calendar and the Violation letters.

**Violation Fines:** Jim made a motion to fine TO758 \$100.00 for lack of maintenance of patios; Barbara seconded and the motion passed unanimously.

**Old Business:** N/A

**New Business:** Barbara made a motion to approve the Architectural Application for a new front door and screen at TO720; Jim seconded the motion and it was approved unanimously.

Barbara made a motion to approve the Architectural Application for a new front door at TO798; Shannon seconded the motion and it was approved with Jim recusing himself.

Shannon made a motion to ratify TCA's invoices for \$3,825.00 and \$3,500.00 from Reserves to rebuild wall ends; Jim seconded and the motion passed unanimously.

Jim made a motion to approve TCA's invoice for \$130.00 from Reserves to cut handrails back for gate opening; Shannon seconded and the motion was approved unanimously.

Shannon made a motion to approve TCA's invoice for \$495.00 from Reserves to weld the handrail of a front gate; Jim seconded and the motion was approved unanimously.

Jim made a motion to approve Slade's proposal to remove miscellaneous debris on slopes behind Buildings 6 and 7 for \$2,900.00; Barbara seconded and the motion was approved unanimously.

Barbara made a motion to Treescapes proposal to remove and grind the trunk of the large Eucalyptus tree next to TO722 for \$2,164.00; Jim seconded and the motion was approved with Shannon abstaining.

**Adjournment:** The meeting adjourned at 7:36 p.m.

**Next Meeting:** will be held March 13, 2018.

Respectfully submitted,  
Carol Stephenson

  
Board member

3-13-18  
Date