

HOMEOWNERS ARE WELCOME AND ENCOURAGED TO ATTEND THE
MOUNTAIN OAKS HOMEOWNERS' ASSOCIATION REGULAR BOARD MEETING

Monday, February 23, 2026 at 5:30pm Zoom Meeting:

<https://us06web.zoom.us/j/86809407329?pwd=VA6RX9aXLmRLGGrfaZ7ML3TYWJxAbi.1>

Meeting ID: 868 0940 7329 Passcode: 934145

OPEN BOARD MEETING AGENDA

Call to Order
BOD Roll Call

1- Minutes- Approval of 1-12-2026 Annual & Regular Meeting

2- Treasures Report

3- Open Community Comments

4- Management Report

- Restructuring the property management contract
- The ATT bill is projected to increase; an old contract has come to fruition, Board to decide on a new contract option
- Approve posting MOEHOA documents from 'Appfolio' to 'HOA Express'

5- Committee Reports

- ARC and Landscape
 - V Cummings approved roof and paint
 - Bids coming in for gate area and fire/weed abatement
 - South of tank property ownership
- Wastewater System
 - Sierra Water announced 5% price increase- chemistry
 - Hydrotech approved to replace a pump capacitor- 1357.64
- Roads and Gate
 - Gate area rehab project
- Budget Review
 - Committee to begin work

6- Old Business

- Resident Polls
 - Approved up to \$350, bid \$250 and \$130; spent \$130
- Committee Adjustments, Chairperson selection
 - ARC- Add Kempton, appoint chair
 - WWR- appoint chair
 - GRC- Add Oort, appoint chair
 - BRC- appoint chair
 - WRFC- appoint chair
- Common Corridors

7- New business

8- Next Regular Board meeting March 23, 2026, 530PM

ADJOURNMENT

Executive Session to follow

- Legal
- Contracts