

THOUSAND OAKS TOWNHOUSE ASSOCIATION

Board of Directors Meeting — Minutes

Date: May 19, 2026

Location: Lake Ridge Baptist Church, Clipper Drive

Time Called to Order: 7:32 p.m.

Quorum: A quorum of the Board was present.

Presiding: Ben P

Minutes Recorded By: Heather P., Secretary

1. Attendance

Board members present: Ben, Heather, Jennifer, Spiro, Andy, Meredith, Jermaine, Constance, and Carlotta.

Community members present: Approximately 50+ owners/residents in attendance.

2. Call to Order

The meeting was called to order at 7:32 p.m. The presiding officer confirmed that a quorum of the Board was present and the meeting proceeded to business.

3. Approval of Agenda

Amendment of the agenda.

Motion: Meredith **Second:** Jennifer

Result: Carried unanimously.

4. Approval of Prior Meeting Minutes

Approval of the April meeting minutes, as revised per the correction noted by Andy.

Motion: Heather **Second:** Jermaine

Result: Carried unanimously.

5. Treasurer's Report and Financial Matters

Authorization for the Treasurer to move funds as described: close the Wells Fargo account and transfer the funds into the Association's existing certificate of deposit (CD).

Motion: Andy **Second:** Carlotta

Result: Carried unanimously.

6. Officer Elections

Officer elections were tabled to the next meeting.

7. Old and New Business

a. MGN Repair Estimate

Approval of the MGN estimate for the recommended and necessary repairs.

Motion: Jennifer **Second:** Jermaine

Result: Carried — 8 ayes, 1 nay.

b. Pool Rules

Approval of the pool rules as written.

Motion: Meredith **Second:** Jermaine

Result: Carried unanimously.

d. Spot Blight Program

It was reported that the County has approved additional funds for the Spot Blight program.

Authorization to seek legal counsel: that the Association request an opinion and cost estimate from its attorney as to whether the Association is legally within its rights to submit applications to the Spot Blight program for three (3) residences, and, if the Association is determined to be within its legal rights, to proceed accordingly.

Motion: Andy **Second:** Heather

Result: Carried unanimously.

e. Parking Resolution Rollout

The rollout of the parking resolution was **tabled** to the next meeting.

f. Tree Work

Approval of the tree work cost.

Motion: Jennifer **Second:** Andy

Result: Carried unanimously.

8. Adjournment

There being no further business, the meeting was adjourned at ~9:45 pm. Due to time constraints, planned executive session items could not be covered.



Heather P. Secretary

Date approved by the Board: June 16, 2026