

## Whitney Oaks

Board of Directors Meeting  
The Whitney Room at Springfield  
Meeting Minutes – April 6, 2022

### I. Call to Order

The meeting was called to order by President Hayman 6:05 PM at the Gables at Springfield – Oaks Room.

#### Directors Present:

Rosalie Hayman, President  
Rick Jordan, Secretary  
Richard Campbell, Treasurer/CFO

#### The Management Trust

Jasmine Brinson, CCAM

### A. Confirmation of Agenda Posting

Management confirmed that agendas were posted in accordance with civil code requirements.

### II. Executive Session Disclosure / Summary

Management noted that the Board of Directors held an Executive Session on the date noted below to discuss vendor contracts, legal matters, and homeowner account and compliance issues.

- March 1, 2022

### III. Consent Agenda

*Consent agenda items do not require discussion or debate; they are routine procedures or already have unanimous consent. The consent agenda allows the Board of Directors to approve all items together without discussion or individual motions. The Board of Directors may agree to pull any item(s) from the consent agenda and move it under new/old business for discussion or debate.*

#### A. Prior Meeting Minutes

- 1) March 2, 2022

#### B. Financial Review

- 1) January 2022 and February 2022 – Monthly Review
- 2) Lien Resolution
- 3) Small Balance Write-off

#### C. Reserve Expense Authorization

- 1) \$28,168.18 General – January
- 2) \$14,872.27 General – February
- 3) \$1,232 Unit 39 – January
- 4) \$8,643 Unit 44 – January
- 5) \$2,490 Unit 44 – February

A motion was made to approve the content agenda items as presented. The motion was seconded and approved by all Directors. [M-Hayman; S-Jordan; All in Favor]

#### IV. Association Committee Reports

Committee Chairs gave brief updates on the items below:

- A. ARC
- B. Finance
- C. Landscape
- D. Safety/Covid
- E. Social
- F. Roster Updates

#### V. Unfinished Business

##### A. Rules for Repairing Utilities in Unit 39 and Unit 44

The Board has tabled this agenda item.

##### B. Insurance Renewal Ratification

A motion was made, seconded, and approved to approve the ratification of the 2022-203 insurance renewal as presented by the Russo Insurance Agency. The policy is effective March 15, 2022 through March 15, 2023. [M-Hayman; S-Campbell; All in Favor]

#### VI. New Business

##### A. Anti-Discrimination Policy

Motion was made, seconded and approved to post the Anti-Discrimination Policy for the twenty-eight-day commentary period with notice of adoption at the May 4, 2022 Board meeting. [M-Hayman; S-Jordan; All on Favor]

##### B. Revised Plant Palate

Motion was made, seconded and approved to post the revised Plant Palate for the twenty-eight-day commentary period with notice of adoption at the May 4, 2022 Board meeting. [M-Hayman; S-Jordan; All on Favor]

#### VII. Open Forum

Open forum consisted but not limited to the following topics:

- Process to update change CC&Rs
- Utility Water Lines in Unit 39 and Unit 44
- Asphalt
- Landscape Concerns
- CC&Rs
- Water Restrictions
- Maintenance Concerns
- Maintenance Matric for Unit 39 & Unit 44
- Reserves

#### VII. Announcements & Adjournment

Board plans to meet again in Executive Session on May 3, 2022 and in Regular Session on May 4, 2022.

The meeting was adjourned at 8:01PM.

These minutes are unofficial until signed by the Board.

ATTEST:

  
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Director

  
\_\_\_\_\_  
Date

Respectfully Submitted by:  
Jasmine Brinson, CCAM

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