

Whitney Oaks

Board of Directors Meeting

<https://zoom.us/j/94975920332?pwd=YWxyY0ILVUFpYkhhWjNRQmdnSkZMdz09>

Meeting ID: 949 7592 0332 • 1.669.900.6833

Meeting Minutes – January 6, 2021

I. Call to Order

The meeting was called to order by Director Hayman 6:05 PM via the teleconference/electronic meeting.

Directors Present:

Rosalie Hayman, President
Ross Ainsworth, Vice President
Rick Jordan, Secretary
Richard Campbell, Treasurer/CFO
Stan Laderman, Director

The Management Trust

Laura Smyth, 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 Executive Sessions on the dated noted below to discuss vendor contracts, legal matters, and homeowner account and compliance issues.

- December 16, 2020
- December 21, 2020
- January 5, 2021
- January 6, 2021

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) December 9, 2020

B. Financial Review

- 1) November 2020– Monthly Review
- 2) Lien Resolution
- 3) Small Balance Write-off

C. Reserve Expense Authorization

- 1) \$14,008.15 (General)
- 2) \$608.41 (Recreation)
- 3) \$340.00 (39)

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

IV. **New Business**

A. **2021 Reserve Study & Project Review Planning**

The Board would like to research and pursue the following projects in 2021:

- Continues street maintenance to include striping, repairs, etc.
- Centerline striping, for traffic control.
- Storm drain inspections.
- Culvert maintenance.
- V-ditch repairs and maintenance.
- Trail inspections and repairs.
- Gate painting.
- Hillcrest bathroom renovations.
- Hillcrest camera updates.

V. **Open Forum**

No members were present for the open session meeting.

Open forum consisted but was not limited to the following topics:

- Street Sweeping
- Fire Access Roads
- Red Curbing
- Plant Warranties

VI. **Announcements & Adjournment**

Board plans to meet again in Executive Session on February 2, 2021 and in Regular/Open Session on February 3, 2021. The meeting was adjourned at 7:38PM.

These minutes are unofficial until signed by the Board.

ATTEST:

Rosalie J. Hayman

Director

February 4, 2021

Date

Respectfully Submitted by:
Laura Smyth, CCAM

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