

**Whitney Oaks**  
Board of Directors Meeting  
The Oaks Clubhouse at Springfield  
Meeting Minutes – September 8, 2021

**I. Call to Order**

The meeting was called to order by Director Hayman 6:00 PM at The Oaks Clubhouse at Springfield.

Directors Present:

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

The Management Trust

Jasmine Brinson, CCAM

Directors Absent:

Richard Jordan, Secretary

**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.

- August 5, 2021
- August 12, 2021
- August 23, 2021
- September 7, 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) August 4, 2021

**B. Financial Review**

- 1) July 2021– Monthly Review
- 2) Lien Resolution
- 3) Small Balance Write-off

**C. Reserve Expense Authorization**

- 1) \$39,960 (General – Electrostatic Painting of Gates)
- 2) \$26,580.75 (General – Gates)
- 3) \$560 (Unit 44 – Asphalt Patch)
- 4) 4,550 (General – Asphalt)
- 5) \$1,070 (Unit 44 – Landscape)

- 6) \$919 (General – Landscape)
- 7) \$3,775.62 (Rec – Pool Maintenance)

A motion was made to approve the content agenda items as presented. The motion was seconded and approved by all Directors. [M-Ainsworth; S-Hayman; 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. Inspector of Election
- F. Roster Updates

#### V. New Business

##### A. 5G Information

The Board informed homeowners in attendance that they will obtain a legal opinion to draft guidelines for 5G installation in the Association.

##### B. Black Oak Lot

The Board informed homeowners in attendance that they are working with legal counsel on how to proceed with the lot.

##### C. Approval of Paint Colors

Motion was made, seconded and approved to approve the paint colors Omega Color 9260 Ecstasy, Smooth Omega Product 9206 Moonshine and Brown Bear KMA77. [M-Hayman; S-Ainsworth; All in favor]

#### VI. Open Forum

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

- Drought Ordinance
- 5G Installation
- Trees
- Gate 6 Masonry Wall
- Whitney Oaks Golf Course Maintenance
- Architectural Guidelines for Front Doors
- Gate Codes
- Safety/Covid Committee
- Pool Hours

#### VII. Announcements & Adjournment

Board plans to meet again in Executive Session on October 5, 2021 and in Regular/Open Session on October 6, 2021. The meeting was adjourned at 6:48PM.

---

These minutes are unofficial until signed by the Board.

ATTEST:

  
\_\_\_\_\_  
Director

12/1/21  
\_\_\_\_\_  
Date

Respectfully Submitted by:  
Jasmine Brinson, CCAM

•••

