



WHITNEY OAKS  
BOARD OF DIRECTORS

February 6, 2019 • Meeting Minutes

- I. **CALL TO ORDER /ROLL CALL:** Vice President Jordan called the meeting to order at 6:00 p.m., 2801 Springfield Drive, the Oaks building.

- |  |         |
|--|---------|
| • Bon Jones – President                        | Absent  |
| • Rick Jordan – Vice President                 | Present |
| • Richard Campbell – CFO                       | Present |
| • Rosalie Hayman – Secretary                   | Present |
| • Natalie Trost – Director                     | Present |
| • Melissa Bell and Mikki Cooper for Management |         |

- II. **CONSENT AGENDA:** *Motion to approve the consent agenda as submitted. Resolved 4-0, motion carried.*

- A. Previous Meeting Minutes – January 2, 2019
- B. Committee Minutes
- C. 2019 Appointment of Committee Members
  - 1) Architectural Review Committee
    - a. **Members:** Eric King • Rick Held • Jim Phelps • Robert Ramirez • Adam Reheldt
    - b. **Board Liaison:** Rick Jordan
  - 2) Landscape Committee
    - a. **Members:** Reinhold Gedeit • Jim Cheap • Jeff Henderson • Richard Conrad
    - b. **Board Liaison:** Rosalie Hayman
  - 3) Finance Committee
    - a. **Members:** Steve Van Unen • Don Biddle • Jeff Schnoebelen • Ben Swain
    - b. **Board Liaison:** Richard Campbell / Natalie Trost
- D. Board Review of December Financial Statements
- E. Lien Resolution
- F. Small Balance Write-Off: \$22.10 (29 accounts)
- G. Reserve Expense Transfers
- H. Annual Resolutions 2019
  - 1) Late Fee Waiver Resolution
  - 2) Emergency Email Resolution
- I. Annual Manager Disclosure

- III. **EXECUTIVE MEETING SUMMARY:** *The Board met on February 4, 2019 and discussed or took action on the following:*

- A. **Compliance Hearing**
  - 1) Sports Equipment
- B. **Private Matters**
- C. **Legal**
- D. **Formation of Contracts:**
  - 1) Grazing – Weed Abatement contract approved for \$95,000.00, CAPRA Environmental.
  - 2) Tree Pruning – Health Care and Fruit Reduction: Contract approved for \$30,940.00, ECO Tree Maintenance
  - 3) Review Landscape Committee recommendations for additional benches along hiking trails
  - 4) Review Landscape Committee recommendations for additional doggie stations.



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IV. REPORTS:

A. **ARC Committee:** Chair, Eric King presented the ARC report for January. Tree Removal • (1) application: **Denied**. Pool Installation • (2) applications: Both **pending** for additional information. Exterior Paint • (2) applications, one application **approved in part**, other application **approved**. Solar Installation • (3) applications: All submittals for solar **approved**.

B. **Finance Committee/CFO Report:** CFO Campbell presented the Association's financial report for month ending January 31, 2019. Total Operating Balance \$323,142.09. Total Reserve Balance \$4,787,063.92. Year to date net income (loss) (\$21,018.73). Outstanding receivables \$40,609.82.

V. NEW BUSINESS:

A. **Exterior Color Variance:** Unit 14 Lot 108: *Motion to approve Winter's Park as an added color to the Association's pre-approved exterior paint colors. Variance is granted. Resolved 4-0, motion carried.*

B. **Finance Committee Member Appointment**

1) Mr. Nathan Garcin: *Management to provide Mr. Garcin's bio to the Board for review in March.*

C. **Hillcrest Gym Equipment:** Request to replace a stationary bike or older ellipticals with an updated equipment. The board will keep this in mind and when space becomes available or older equipment is no longer repairable, upgraded gym equipment will be reviewed.

VI. OLD BUSINESS:

A. **Investment Policy:** *Tabled to March*

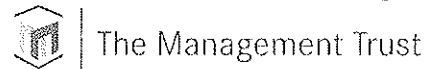
VII. OPEN FORUM:

- Black Oak area security times and start dates
- Security camera's
- Annual code change
- Daylight savings

VIII. **ADJOURN:** There being no further business to discuss, the meeting was adjourned at 6:54 p.m.

Respectfully Submitted and Prepared by:

Melissa Bell, CAMEx | CCAM®  
Executive, Association Manager



I do hereby certify that the foregoing is a true and correct copy of the Minutes of the Whitney Oaks Board of Directors Meeting held on January 2, 2019 as approved by the Board Members in attendance of a duly noticed Board meeting.

*Realie Hay*  
Signature

*3/6/2019*  
Date