



# WHITNEY OAKS

## WHITNEY OAKS COMMUNITY ASSOCIATION

### BUSINESS MEETING MINUTES

October 19, 2011 - 6:00 p.m.

The Gables, Rocklin, CA

- I. **CALL TO ORDER:** The meeting was called to order at 6:05 p.m.
- II. **ROLL CALL:**
- a. **DIRECTORS PRESENT:**
- |               |                |
|---------------|----------------|
| Stan Laderman | President      |
| Eva McLain    | Vice President |
| Julie Stadel  | Secretary      |
- Absent:**
- |                |           |
|----------------|-----------|
| Chris Willsher | Treasurer |
|----------------|-----------|
- b. **ALSO PRESENT:** Julia Plummer, Association Manager, and Brent Kocal, Vice President of Community Management, Kocal Management Group.
- III. **APPROVAL OF MINUTES:** *Upon a motion duly made and seconded (Eva McLain/Julie Stadel) and unanimously carried, the minutes of the September 21, 2011 meeting were approved as written.*
- IV. **HOMEOWNER FORUM:** Ten homeowners were present at the meeting. Homeowners present asked the Board for an update on the Pebble Beach Rd. ordinance to install pedestrian gates and informed the Board that several homeowners have encroached onto open space (with backyard landscaping/pools/etc).
- V. **MANAGER'S REPORT:** Julia Plummer, the Association Manager gave an update to all in attendance of the current activities of the association including Board decisions made in the previous executive session:
- The asphalt reconstruction on Pioneer Way is completed and the project went very well with no homeowner complaints.
  - The annual meeting is scheduled for November 16<sup>th</sup>, 2011. Ballots were mailed on October 17<sup>th</sup>; please remember to vote and attend the meeting.
  - Dry-rot repairs on the pool buildings are completed.
  - The painting project is completed.
  - The Board voted to retain BLM as the Landscape Contractor.
  - The Board voted to contract with Sierra Striping to perform street repairs and slurry seal the asphalt in the Hillcrest area and on Benjamin and Rebecca Court.

## VI. COMMITTEE REPORTS:

- a. **Architectural Review Committee:** Bonnie Laderman, chair of the ARC was present and provided an update on ARC activities.
- b. **Landscape Committee:** Kim Storm of the Landscape Committee reported that the committee recommended that the Board retain BLM for the landscape contractor as they felt they were doing an excellent job. The committee has also been working on improving the gate areas and feels that overall the property looks wonderful.
- c. **Finance Committee:** There was not a member of the Finance Committee present to give a report but Julia Plummer gave a brief explanation of the Finance Committee discussions at their meeting on October 18<sup>th</sup> in which they reviewed the September financials and investments.

## VII. FINANCIAL REPORT:

- a. **Treasurers Report:** Julia Plummer reviewed and provided all present with a verbal/thorough financial report for September, 2011 and year-to-date activity including that currently the association's expenses are currently below budget.
- b. **Delinquencies:** The Board was provided information about delinquencies having received the AR report followed by an explanation/breakdown by Julia Plummer.
- c. **Lien Resolution:** *Upon a motion duly made and seconded (Eva McLain/ Julie Stadel) and unanimously approved, the Board of Directors voted to approve all lien requests as submitted.*

In accordance to Civil Code 1367.1 the Board of Directors hereby authorizes and instructs the Association's collection service to record a lien in the full amount of unpaid assessments, late charges, interest, and collection fees and costs against that property owned by the member(s) listed on the association's delinquency report dated October 3, 2011 and who are, or become, delinquent in their assessments beyond 60 days. This authorization shall only apply to those members who have been properly noticed of their delinquent assessment and of their rights as delinquent members in accordance to Civil Code 1367.1. The Board further authorizes any director to sign and date any and all lien authorization forms as may be required for those delinquent members so noted in these minutes as identified by their association account number: 2011-5353.

- d. **Bad Debt Write-Off:** *Eva McLain motioned to write off the bad debt as presented. Stan Laderman seconded. After discussion the Board decided to not write off the bad debt and to pursue the homeowners in small claims court. Upon a motion duly made and seconded (Eva McLain/ Julie Stadel) and unanimously approved the Board of Directors voted to pursue small claims court on outstanding accounts considered uncollectible.*
- e. **Reserve Expense Authorization:** *Upon a motion duly made and seconded (Eva McLain/ Julie Stadel) and unanimously approved the Board of Directors voted to approve the Reserve Expense Authorization for the Hillcrest Recreation Room Remodeling and the Pioneer Way Asphalt Project.*

### **VIII. OLD BUSINESS:**

- a. **2012 WO2 Budget:** The Board of Directors reviewed the revised WO2 budget and *upon a motion duly made and seconded (Eva McLain/Julie Stadel) and unanimously carried, the Board voted to approve the revised WO2 2012 Budget.*
- b. **Speed Control:** The Board discussed implementing speed control within the Whitney Oaks Community and the need to put something in place as soon as possible. *Upon a motion duly made and seconded (Julie Stadel/Stan Laderman) and unanimously carried, the Board voted to implement the speed control program wherein radar guns are used to track the speed of vehicles and fines are assessed accordingly.*
- c. **Small Claims Procedures:** The board discussed using small claims court to collect on past due assessments and agreed that they would begin the practice of doing so right away.
- d. **Adopting/Changing Rules:**
  1. **Investment Policy:** As provided by California Civil Code, the proposed Investment Policy was published to the membership in the August newsletter allowing homeowners 30-days to respond in favor or against the adoption of the rules. Having no objections from WOCA homeowners and *upon a motion duly made and seconded (Eva McLain/Julie Stadel) and unanimously carried, the Board voted to adopt the Whitney Oaks Community Association Investment Policy.*

### **IX. NEW BUSINESS:**

- a. **Approval of the ARC Roster:** The Board reviewed the new ARC committee roster and *upon a motion duly made and seconded (Eva McLain/Julie Stadel) and unanimously carried, the Board approved the new ARC roster.*
- b. **Grazing 2012:** The Board discussed the possibility of grazing in 2012. *Upon a motion duly made and seconded (Eva McLain/Julie Stadel) and unanimously carried, the Board voted to table the subject until after the annual meeting so that the new board could decide how to move forward with the project in 2012.*

- X. **ADJOURNMENT:** There being no further item of business to discuss, *upon a motion duly made and seconded (Stan Laderman/Julie Stadel) and unanimously approved, the meeting was adjourned at 7:00 p.m.*

The next Board of Director's meeting will be the Organizational Meeting immediately following the Annual Meeting on November 15, 2011 at 6:00 p.m. at the Gables.

In an Executive Session of the Board of Directors on October 18, 2011 the following was discussed:

- a. Homeowner Hearings
- b. Third Party Contracts
- c. Legal Matters

I, Julie Stadel, the Secretary of the Whitney Oaks Homeowners Association, 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 October 19, 2011 as approved by the Board Members in attendance of a duly noticed Board meeting.

  
Julie Stadel, Secretary

Date 10/21/2011

NOT TO BE USED FOR TRANSFER OR RESALE