



# WHITNEY OAKS

## WHITNEY OAKS COMMUNITY ASSOCIATION BUSINESS MEETING MINUTES

October 3, 2012 - 6:00 p.m.  
The Oaks, Rocklin, CA

- I. **CALL TO ORDER:** The meeting was called to order at 6:00 p.m.
- II. **ROLL CALL:**
- a. **DIRECTORS PRESENT:**

Stan Laderman	President
Eva McLain	Vice President
Rick Jordan	Treasurer
  
  - b. **ALSO PRESENT:** Julia Plummer, Association Manager, The Management Trust Kocal Division.
  
  - c. **DIRECTORS ABSENT:**

Julie Stadel	Secretary
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- III. **APPROVAL OF MINUTES:**  
September 25, 2012 Meeting: Upon a motion duly made and seconded (Eva McLain/Rick Jordan) and unanimously carried, the minutes of the September 25, 2012 meeting were approved as written.
- IV. **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:
- a. Some homeowners have expressed concern over the conditions of the oak trees as several appear to be distressed. An arborist has inspected the oak trees and has reported that the trees are Buckeye Oaks and while they look like their dying they're just dormant and are healthy.
  - b. The pool season was very successful. The pools remain open, but the furniture is locked up, the pool heaters are off, and pool monitors are no longer on site.
  - c. The Finance Committee will be meeting to finalize the 2013 draft budget for the Boards consideration at their November 7<sup>th</sup> meeting.
  - d. The Finance Committee, at the Board's request, interviewed five money management firms. The Board will interview the top 3 recommendations from the Finance Committee, and a money manager will be chosen to manage the association's finances in the near future.
  - e. Annual Meeting information: Meet the Candidates Night is 10/10/12. Ballots will be mailed on 10/12/12, and the annual meeting will be held on 11/14/12. Snacks will be provided and there will be raffle prizes.

**V. COMMITTEE REPORTS:**

- a. **Architectural Review Committee:** Bonnie Laderman, chair of the ARC reported on recent activities of the ARC.
- b. **Landscape Committee:** Reinhold Gedeit from the Landscape Committee was present to give a report.
- c. **Finance Committee:** Rick Jordan announced that the Finance Committee met and discussed the current status of the finances for Whitney Oaks including the investment.

**VI. FINANCIAL REPORT:**

- a. **Treasurers Report:** Rick Jordon reviewed and provided all present with a verbal/thorough financial report of the August month-end financials.
- b. **Reserve Expense Authorization: Reserve Expense Authorization:** Upon a motion duly made and seconded (Eva McLain/Rick Jordan) and unanimously approved the Board of Directors voted to approve the Reserve Expense Authorization for gate replacements, asphalt sealing and repairs, and the replacement of a retaining wall on Crest Way.
- c. **Delinquencies:** The Board was provided information about delinquencies having received the AR report followed by an explanation/breakdown by Julia Plummer.
  - i. **Lien Resolution:** Upon a motion duly made and seconded (Eva McLain/Rick Jordan) 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 August 7, 2012 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: 2012-1461

**VII. OLD BUSINESS:**

- a. **Tree Damage from Grazing – Tahoe Vista:** Julia Plummer reported that per the Board's instructions at their September 5<sup>th</sup> meeting a letter was sent to the owner of the grazing company, Lee Hazeltine, requesting reimbursement for all money expended for the tree damage (\$5,060.00 to Springfield, \$525.00 to Arborwell) and informing him that there could be an additional cost of \$6,090.00 if additional trees that had been damaged do not survive. Mr. Hazeltine has not responded to the letters sent but the deadline for response has not yet been reached. The Board will discuss how to proceed at their November 7<sup>th</sup> meeting.
- b. **Construction Defect Repairs:** The Board discussed the letter they received from Ken Morrow in relation to the construction defect repairs,

and asked Mr. Morrow to attend a meeting with the Board at 4:30 on November 7<sup>th</sup> in order to discuss the Board's vision of Mr. Morrow's involvement in the Construction Defect Repairs.

- i. **Hydrology Report Proposal:** The Board reviewed the proposal for a hydrologist report and upon a motion duly made and seconded (Rick Jordan/Eva McLain) and unanimously carried, the Board approved the Hydrologist proposal to perform testing on areas 3 & 14 for a total cost of \$13,100.00
- c. **Speed Control:** The Board discussed speed control in the community and decided that at this time they will defer this discussion until the January business meeting.

#### **VIII. NEW BUSINESS:**

- a. **Approval of 2011 Taxes:** The Board reviewed the 2011 taxes and upon a motion duly made and seconded (Rick Jordan/Eva McLain) and unanimously carried, the 2011 taxes were approved as prepared.
- b. **Proposals for Governing Documents Re-Write:** The Board reviewed two proposals from law firms to re-write the WOCA Governing Documents, and asked Julia Plummer to schedule a meeting with both firms so that the Board can interview them.
- c. **Resignation of Finance Committee Chair:** The Board received written resignation from Don Biddle, who had been Finance Committee Chair for several years. Upon a motion duly made and seconded (Eva McLain/Rick Jordan) and unanimously carried, the Board accepted Mr. Biddle's resignation. Upon a motion duly made and seconded (Eva McLain/Rick Jordan) and unanimously carried, the Board appointed Bill Jarrett as the new Finance Committee Chair, per the Finance Committee's recommendation.
- d. **Homeowner's Request: Car Damage from Gate:** A Homeowner reported that a gate closed on their vehicle, causing damage to the vehicle. The homeowner provided three proposals for repairs to the vehicle. Upon a motion duly made and seconded (Eva McLain/Rick Jordan) and unanimously carried, the Board voted to pay for the cost for the car to be repaired at either Sprague or North Valley Automotive, and for the Association to pay the car repair company directly.
- e. **AT &T Request: Trench on Pebble Beach:** The Board reviewed a request from AT &T to trench along a section of Pebble Beach Rd. to add fiber-optic cable. Upon a motion duly made and seconded (Stan Laderman/Eva McLain) and unanimously carried, the Board approved AT &T's request.
- f. **Drainage Repair:** The Board reviewed proposals to install drainage along Whitney Oaks Drive, off of a side street called Midvale Lane, where two homes have been built but curbing and drainage were never installed, causing erosion/flooding onto the homeowner lots preventing landscaping from being installed. Eva McLain motioned, seconded by Rick Jordan, for the drainage to be installed. After further discussion, the motion failed by a vote of ½ (Eva McLain in favor, Rick Jordan and Stan Laderman against). The Board agreed to meet the homeowner on site to review the situation.

- g. **Operation Cover-Up:** Julia Plummer announced the Second Annual Operation Cover-Up and asked the Board's permission to place an article in the newsletter asking for donations of gently used coats and blankets to provide to those less fortunate. Upon a motion duly made and seconded (Stan Laderman/Eva McLain) and unanimously carried, the Board voted to approve Ms. Plummer's request.

**IX. HOMEOWNER CORRESPONDENCE:**

- a. **Concern regarding Tree Trimming:** A homeowner wrote to the Board as the homeowner was concerned about aggressive tree trimming in the preserves. The Board asked Ms. Plummer to write to the homeowner thanking them for their letter and advising of the current practices and steps taken to reduce excessive trimming.
- b. **Concern: Dog Barking Complaint:** The Board reviewed a letter from a homeowner who received a courtesy letter about their dog barking stating that the dog does not bark.
- c. **Homeowner Request: Extend Landscape Completion Date:** The Board reviewed a letter from a homeowner who had just purchased their home, which had recently been built by the seller. The new owner asked for a two month extension to submit their landscape plans. Upon a motion duly made and seconded (Eva McLain/Rick Jordan) and unanimously carried, the Board approved the homeowners request for a two-month extension.
- d. **Parking Variance Request:** The Board reviewed a parking variance request from a homeowner who cannot use their driveway because it is very small and has a large dip in the middle of it. Upon a motion duly made and seconded (Rick Jordan/Eva McLain) and unanimously carried the homeowners request for a parking variance was approved.
- e. **Latent Defect Repairs:** No Board action was taken at this time.
- f.

- X. HOMEOWNER FORUM:** Several homeowners were present but no questions or comments were presented to the Board.

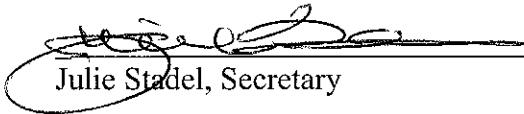
- XI. ADJOURNMENT:** There being no further item of business to discuss, upon a motion duly made and seconded (Stan Laderman/Rick Jordan) and unanimously approved, the meeting was adjourned at 7:03 p.m.

The next Board of Director's meeting will be on November 7th, 2012 at 6:00 p.m. in the Oaks Building.

In an Executive Session of the Board of Directors on October 1st, 2012 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 3rd, 2012 as approved by the Board Members in attendance of a duly noticed Board meeting.

  
Julie Stadel, Secretary

Date 11-10-12

NOT TO BE USED FOR TRANSFER OR RESALE