



# WHITNEY OAKS

## WHITNEY OAKS COMMUNITY ASSOCIATION

### BUSINESS MEETING MINUTES

October 11, 2013 - 10:00 a.m.

The Oaks, Rocklin, CA

- I. **CALL TO ORDER:** The meeting was called to order at 10:00 a.m.

**ROLL CALL:**

a. **DIRECTORS PRESENT:**

Rick Jordan	President (arrived at 11:00 a.m.)
Stan Laderman	Vice President
Bob Jones	CFO/Secretary
Sharon Theofelis	Director
Eva McLain	Director

- b. **ALSO PRESENT:** Julia Plummer, Association Manager, The Management Trust Kocal Division.

II. **APPROVAL OF MINUTES:**

- a. **October 2, 2013 Business Meeting:** Upon a motion duly made and seconded (Bob Jones/Sharon Theofelis) and unanimously carried, the minutes of the October 2, 2013 meeting were approved as written.

- III. **EXECUTIVE SESSION REPORT:** Julia Plummer, Association Manager, reported that the executive report for October will be given at the next business meeting.

- IV. **MANAGER'S REPORT:** Julia Plummer, Association Manager provided a brief update of activity that has taken place since the October 2, 2013 business meeting.

V. **OLD BUSINESS:**

- a. **IDR Discussion:** On October 7, 2013 members of the Board met with a homeowner in an IDR setting (per the homeowner's request) to discuss the installation of speed humps on Pheasant Lane as the homeowner was opposed to the installation of the speed humps without first conducting a homeowner vote by the homeowners in the Hillcrest Community to see if the homeowners in the community wanted speed humps. The IDR was attended by Stan Laderman and Eva McLain from the Whitney Oaks Community Association Board of Directors, by the homeowner, the homeowner's adult child, and Julia Plummer, the Association Manager. Per the Whitney Oaks IDR policy, Mr. Laderman and Ms. McLain

submitted their written recommendations to the Board of Directors for review and consideration. Upon a motion duly made and seconded (Stan Laderman/Sharon Theofelis) and carried by a vote of 4/1 (Eva McLain opposed) the Board voted to deny the homeowner's request that a vote be taken of the homeowners in the Hillcrest Community prior to the installation of the speed humps on Pheasant Lane, and the Board voted to install the speed humps on Pheasant Lane immediately.

- b. **Recology Release/Waiver: Pioneer Way:** The Board received a waiver/release that Recology's insurance carrier asked be signed prior to issuing payment to have the streets in the Pioneer Way section of Whitney Oaks sealed to cover the oils stains caused by the Recology truck. The association's Counsel (Deon Stein) reviewed the release per the Board's request and asked that one sentence be added to the waiver prior to signing as follows: "This Release shall become effective upon Whitney Oaks Community Association's actual receipt of the monetary consideration (\$7,805) recited above." Upon a motion duly made and seconded (Bob Jones/Sharon Theofelis) and unanimously carried, the Board voted to revise the document as recommended by Deon Stein and execute the document with the revision. As soon as a check is received and when weather permits, Pioneer Way will be sealed.
- c. **Governing Documents Re-Write:** The Board of Directors received the second draft of the Governing Documents back from the attorney with all previously requested changes. The Board reviewed the documents and made additional changes to the documents (attached, Exhibit A). The new changes will be forwarded to the Attorney, and then the completed documents will be uploaded to the association's website for homeowners to review (hard copies supplied to those who request) and a town hall meeting will be scheduled to explain all proposed changes to the Governing Documents.

**VI. NEW BUSINESS:**

- a. **Reserve Study Updates:** The Board reviewed the 2014 Reserve Study Updates for all cost centers and upon a motion duly made and seconded (Bob Jones/Stan Laderman) and unanimously carried, approved the Reserve Study Updates for all cost centers as presented.

**VII. HOMEOWNER FORUM:** There were no questions from the floor.

**VIII. ADJOURNMENT:** There being no further item of business to discuss, upon a motion duly made and seconded (Stan Laderman/Bob Jones) and unanimously carried, the meeting was adjourned at 11:50 a.m.

The next Board of Director's business meeting will be the annual meeting on November 13, 2013 at 6:00 p.m. in the Gables in Springfield: 2801 Springfield Blvd., Rocklin, CA.

**I, Bob Jones, 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 11, 2013 as approved by the Board Members in attendance of a duly noticed Board meeting.**

  
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Bob Jones, Secretary

Date 11/9/13

Article	Title of Article	Change
CC &Rs		Please remove all attorney's notes in the documents
2.4	Assignment of Rights of Use	Please change all verbiage to condominium where approp. add to the end of the paragraph: by their visitors and guests, <i>renters and lessees.</i>
4.12	Signs	Last sentence change is to are... as long as the signs <b>are</b> (not is)
4.17	Garages	Second sentence remove <b>designed and...</b> Every garage shall be maintained (not designed and maintained)
4.19	Parking	First sentence remove <b>or storing...</b> for parking any and all vehicles
4.19.2	Use of Guests and Visitor Parking	Remove all last sentence (underlined in the doc)
4.19.7	Authority of Master Association to Adopt Further Parking Regulations	Remove all verbiage in A & B of the paragraph
4.19.7	Authority of Master Association to Adopt Further Parking Regulations	change and to <b>of...</b> in accordance with 8.1.3 <b>of</b> the Bylaws
8.8	Drainage	Mid paragraph - <b>declaration</b> is misspelled. Says Declartion
4.5	Place of membership meetings	with should be <b>within</b> at end of sentence... <b>within</b> the county of placer

NOT TO BE USED FOR TRANSFER OR RESALE