



WHITNEY OAKS

WHITNEY OAKS COMMUNITY ASSOCIATION

BUSINESS MEETING MINUTES

November 7, 2012 - 6:00 p.m.

The Oaks, Rocklin, CA

- I. **CALL TO ORDER:** The meeting was called to order at 6:10 p.m.
- II. **ROLL CALL:**
- a. **DIRECTORS PRESENT:**
- | | |
|---------------|----------------|
| Stan Laderman | President |
| Eva McLain | Vice President |
| Rick Jordon | Treasurer |
| Julie Stadel | Secretary |
- b. **ALSO PRESENT:** Julia Plummer, Association Manager, The Management Trust Kocal Division.
- III. **APPROVAL OF MINUTES:**
October 3, 2012 Meeting: Upon a motion duly made and seconded (Eva McLain/Stan Laderman) and unanimously carried, the minutes of the October 3, 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. All V-Ditches will be cleaned in the month of November, as scheduled
- b. Annual Meeting information: Reminder that ballots by mail must be received by Tuesday, November 13th, 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:** Stan Laderman reported on recent activities of the ARC.
- b. **Landscape Committee:** Kim Storms 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 September month-end financials.

VIII. NEW BUSINESS:

- a. **Presentation from the Finance Committee regarding Money Manager Interviews:** Bill Jarrett, Chairman of the Finance Committee, gave a presentation to the Board and other homeowners in attendance that outlined the committee's process of interviewing money managers with their recommendation of what money manager they recommend the Board approve to manage the association's money. The Board agreed to schedule a meeting as soon as reasonably possible to interview the 3 top candidates recommended by the Finance Committee.
- b. **Abby Way Irrigation:** No action was needed at this time.
- c. **Approval of 2013 Budget:** Upon a motion duly made and seconded (Rick Jordan/Eva McLain) and unanimously carried, the Board voted to approve the 2013 budget which includes an increase of \$2.00 per month in the general fund assessments, and no increase in the other cost center assessments.
- d. **Approval of the Annual Review Proposal:** The Board reviewed the proposal from Propp Christense Cagnilia, the Association's accounting firm, for the 2012 annual review. Upon a motion duly made and seconded (Eva McLain/Rick Jordan) and unanimously approved, the Board accepted the proposal of \$8,500.00 for the 2012 annual review (which is the same amount paid for the 2011 annual review).
- e. **Wall Repair: Pyramid Way:** Julia Plummer explained that the three proposals she obtained for the repair of the Pyramid Way wall had been forwarded to the Association's insurance carrier, and that the carrier approved the proposal and all costs associated with repairing the wall and landscaping that was damaged from a car accident.
- f. **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.
- g. **Homeowner Requests:**
 - i. **Reimbursing for Towing:** A Homeowner requested that they be reimbursed for their car being towed. The homeowner had parked their vehicle in the street overnight repeatedly, and was tagged with a tow notice. However, the car was towed prior to the date on the tow notice so the homeowner asked for reimbursement of \$500.00 for the towing which cost the homeowner \$335.00. Upon a motion duly made and seconded (Julie Stadel/Eva McLain) and unanimously carried, the Board voted to reimburse the homeowner \$335.00 for the cost of towing unless the security company (Securitas) can prove that the car was towed according to the notice on the car.
 - ii. **Old Oak Tree Way Drainage Area Landscaping:** Several homeowners on Old Oak Tree Way wrote to the Board asking that the drainage ditch in their area receive new plants, that the wetland area behind their homes be cleaned up better (by removing cottonwood trees), and that the drainage ditch behind their homes be cleaned out really well to avoid flooding in the area. The Board asked that the Landscape Committee (Kim Storm from Old Oak Tree Way and a member of the Landscape Committee was present)

provide a thorough assessment of the area and make a recommendation to the Board as to what work should be done.

IX. HOMEOWNER CORRESPONDENCE:

- a. **Concern Regarding Speed Control:** Mr. Clark wrote to the Board and attended the meeting, and discussed with the Board his desire to have speed control measures on his street (Crestwood Drive). The Board thanked Mr. Clark for attending the meeting and advised him that the Board will discuss speed control at their January 2013 Board meeting.
- b. **Recreational Vehicle Obstructing Driveway:** The Board reviewed a letter from a homeowner who is concerned that a neighbor is parking their recreational vehicle on the street opposite their driveway and they're concerned about backing into the Recreational Vehicle as has been done previously. The Board asked Ms. Plummer to send the homeowner a letter thanking them for the correspondence and advising them that there are no restrictions on parking recreational vehicles in the street, as long as they are not there for longer than 12 hours in a 24 hour period of time.

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 (Rick Jordan/Julie Stadel) and unanimously approved, the meeting was adjourned at 7:40 p.m.

The next Board of Director's meeting will be the Annual Membership Meeting on November 14th, 2012 at 6:00 p.m. at the Gables.

In an Executive Session of the Board of Directors on October 1st, 2012 the following was discussed:

- a. Construction Defect Repairs
- b. Homeowner Hearings
- c. Third Party Contracts
- d. 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 November 7th, 2012 as approved by the Board Members in attendance of a duly noticed Board meeting.


Julie Stadel, Secretary

Date

1-2-13