



WHITNEY OAKS

WHITNEY OAKS COMMUNITY ASSOCIATION
BOARD MEETING MINUTES
November 1, 2017
The Oaks, Rocklin, CA

I. **CALL TO ORDER:** The meeting was called to order at 6:00 P.M. by Board President Bonnie Laderman at 2801 Springfield Drive, Rocklin, CA

DIRECTORS PRESENT:

Agendas were posted no less than four days prior to the meeting at the Hillcrest Pool bulletin board and on the Association's website.

Board Members Present/Absent:	Bonnie Laderman	President	<i>Present</i>
	Bob Jones	Vice President	<i>Present</i>
	Richard Campbell	Secretary	<i>Present</i>
	Natalie Trost	CFO	<i>Present</i>
	Rosalie Hayman	Member at Large	<i>Present</i>

The Management Trust: Melissa Bell, CAMEX | CCAM
Mikki Cooper Assistant (*via FaceTime*)

II. **APPROVAL OF MINUTES:**

Motion to approve the November 1, 2017 meeting minutes were approved as submitted. Motion carried, Resolved 5-0

III. **EXECUTIVE MEETING SUMMARY:** The following items were briefly discussed with the Board and the members in attendance •***Compliance, Private Matters and Formation of Contracts.***

- A. **Executive Session Summary – October 2, 2017:** The Board met in Executive Session to discuss the following items:
 - i. **Compliance Issues:** *(1) Pets/Noise*
 - ii. **Private Matter:** *Review bio of interested finance committee member, Ben Swain.*
 - iii. **Collection/Fee Waiver Requests:**
 - iv. **Formation of Contracts:**

IV. **COMMITTEE REPORTS**

A. **Architectural Review Committee:** The committee met on November 15, 2017 and reviewed the following applications: *(1) Landscape (denied), (1) Exterior Paint (approved), (4) Solar Panel Installations (approved). The committee also reviewed and discussed concrete color stains. The committee will recommend Rust-Oleum semi-transparent concrete stains Limestone, Nickel, Light Desert Sand, and Saltillo to the board for consideration.*

V. **FINANCIAL REPORT**

A. **Treasurers Report:** Natalie Trost provided a summary on the association's financials dated October 30, 2017. Total operating balance \$459,313.02 total reserve balance



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\$4,663,052.39. Year to date net income \$59,841.44. There are 105 accounts on the delinquency report with \$60,762.95 in accounts receivables that includes collection costs, interest, late fees and assessments.

- B. Reserve Expense Authorizations:** The following reserve expenditures were approved: *BLM = \$2,250.00, Xelectrix = \$2,132.00, A&D Automatic Gate \$4,134.48. Total reserve expenditures for November = \$10,916.48.*
- C. Lien Resolution:** *In accordance to Civil Code §5740 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 November 30, 2017 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 §5740.*

The Board authorizes any director to sign and date any and all lien authorization forms as may be required for those delinquent members so noted in the attached delinquency report identified by their association account number. The report will be attached hereto the association's minutes. Resolved 5-0, motion passed

VI. NEW BUSINESS:

- A. Paint Color Variance Request – Lot U35L1206 (Bryant):** The owner requested a variance to the pre-approved gray “Graystone” and substitute it with Sherwin Williams “Dorian Gray”. The gray colors are very close and the ARC recommends that the board approve the variance. *Motion to approve Dorian Gray. Resolved 4-1, motion passed*
- B. Paint Color Variance Request – Lot U15L062 (Whitesides):** The owner requested a variance to paint the trim “Night Sky”. Night Sky is a pre-approved color for front doors and shutters only. The ARC denied this color and made no recommendation to the board. The owner contacted management requesting to appeal the ARC denial. The board *denied* the request to use Night Sky on the trim. The owner will need to submit an alternative color on or before the January 17, 2018 ARC meeting for consideration. *Resolved 5-0*
- C. Establish a Date for Budget Meeting:** The budget meeting is confirmed for November 9, 2017 at 10:00 a.m. and will be held at the Gables at Springfield.
- D. Sponsorship Request – Valley View Elementary Golf Tournament:** The board would like to support the sponsorship but it is not permitted to use association money for sponsorships. Management was directed to put an article in the upcoming newsletter, anyone who would like to sponsor the event can contact the event coordinator directly.



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E. **Allied – Introduction and Information:** Contact information was provided for the new security company.

VII. **OLD BUSINESS:**

A. **Gate 14 Activity / Black Oak Pool:** Further discussion took place regarding the Black Oak Pool area. The board will meet with the Vice-Mayor to discuss Park Drive and Boulder Ridge Parking concerns and possible solutions. The gate code change was implemented. Management requested board direction with the rules and implementation of the sticker program.

VIII. **OPEN FORUM:**

- A. Coldwater Drive – Asphalt Work
- B. Open Space - Drainage

IX. **ANNOUNCEMENTS:**

- December 4, 2017 – Executive Session – Whitney Oaks Golf Course (*private meeting-not open to the membership*) 6:00 PM
- December 6, 2017 – Regular Session – The Oaks at Springfield 6:00 PM

X. **ADJOURNMENT:** There being no further business to discuss, the meeting was adjourned at 7:43 p.m.

Respectfully Submitted and Prepared by:



Melissa Bell CAMEx, | CCAM®
The Management Trust

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 October 4, 2017 as approved by the Board Members in attendance of a duly noticed Board meeting.

Signature

12/6/17

Date