



WHITNEY OAKS®

WHITNEY OAKS COMMUNITY ASSOCIATION BUSINESS MEETING MINUTES February 15, 2012 - 6:00 p.m. The Oaks, Rocklin, CA

- I. **CALL TO ORDER:** The meeting was called to order at 6:09 p.m.
- II. **ROLL CALL:**
- a. **DIRECTORS PRESENT:**
- | | |
|----------------|----------------|
| Stan Laderman | President |
| Eva McLain | Vice President |
| Julie Stadel | Secretary |
| Rick Jordon | Treasurer |
| Chris Willsher | Director |
- b. **ALSO PRESENT:** Julia Plummer, Association Manager, The Management Trust Kocal Division.
- III. **APPROVAL OF MINUTES:**
January 18, 2012 Meeting: Upon a motion duly made and seconded (Eva McLain/Julie Stadel) and unanimously carried, the minutes of the January 18, 2012 meeting were approved as written.
- IV. **HOMEOWNER FORUM:** Many homeowners were present at the meeting. A homeowner expressed the desire of the residents on Kensington Court have the curbs on the court painted red for easier access to and from their driveways; a homeowner inquired as to the 2010 and 2011 grazing contracts as they relate to private property; a homeowner expressed concern over resident vehicles parked on the street overnight.
- 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 Board voted to graze for the 2012 weed abatement project. Grazing should begin in March
 - The Board voted to paint the curbs on Kensington Court red to allow for ease to and from resident driveways.
 - Speed control, via radar, is now taking place and many cars have been recorded as speeding above the 20 miles per hour speed limit. More than 160 vehicles have been recorded exceeding the speed limit.
 - The street sealing in the Hillcrest Community, Tahoe Vista, Benjamin and Rebecca Courts will be done in July.

VI. COMMITTEE REPORTS:

- a. **Architectural Review Committee:** The February ARC meeting had yet to take place.
- b. **Landscape Committee:** Julia Plummer announced that the Landscape Committee is currently inspecting gates and other areas to identify and prioritize landscape projects for the 2012 year.
- 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 February 14, 2012.

VII. FINANCIAL REPORT:

- a. **Treasurers Report:** Rick Jordon reviewed and provided all present with a verbal/thorough financial report of the January month-end and the year-end financials including that the association's expenses are 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/ Stan Laderman) 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: 2012-0158, 2012-0159.
- d. **Bad Debt Write-Off: Bad Debt Write-Off:** The Board reviewed two bad debt write off requests equaling \$2,185.85. Upon a motion duly made and seconded (Eva McLain/Stan Laderman) and unanimously carried, the Board approved writing off all bad debt and sending all accounts listed to small claims court.
- e. **Finance Committee Recommendation:** Upon a motion duly made and seconded (Eva McLain/Stan Laderman) and unanimously carried, the Board voted to reinvest the CD that is maturing into a 3-month CD.

VIII. OLD BUSINESS:

- a. **Towing & Visitor Parking:** The Board discussed that residents are parking on the streets overnight despite receiving warnings on their vehicles and via violation letters. The Board discussed that visitor vehicles are allowed to park on the street for up to 72 hours and any longer than that must be registered with Management. The Board reviewed the parking rules for the community and after careful consideration and homeowner feedback decided that Whitney Oaks will commence with

towing resident vehicles that are parked on the street overnight but only those identified by management as being residents. Therefore, upon a motion duly made and seconded (Rick Jordan/Chris Willsher) and unanimously approved, the Board voted that the Whitney Oaks Community Association will begin towing vehicles parked on the street overnight that have been identified by management as resident vehicles. Management will be the only person authorized to identify vehicles to be towed.

- b. **Red Curbs on Kensington:** In January a letter was mailed to all Kensington homeowners to inform them that the Board would be discussing painting curbs on Kensington Court red. Hearing no objections and having received correspondence from residents on Kensington Court supporting painting the curbs red, and upon a motion duly made and seconded (Julie Stadel/Rick Jordan) and unanimously carried, the Board voted to have some curbs on Kensington Court painted red.
- c. **Speed Enforcement Hearings/Procedures:** The Board reviewed the list provided by security of vehicles traveling over 20 miles per hour within the community; altogether there were more than 160 vehicles reports. Upon a motion duly made and seconded (Stan Laderman/Chris Willsher) and approved by a vote of 3/2 (Eva McLain and Julie Stadel opposed), the Board voted to call all homeowners to a hearing who were recorded as traveling in excess of 25 MPH to have the option of fining them according to the fine schedule.
- d. **Pebble Beach Abandonment of Easement:** The Board discussed the application for the Abandonment of Easement. The easement, previously granted by the Rocklin City Council, is located on Pebble Beach Drive and prohibits the installation of pedestrian gates into the otherwise gated community. Julia Plummer stated that the application is complete and that the only thing left to do is get the mailing labels required for homes within 300' of the easement, and for the Board to authorize Ms. Plummer to turn in the application on the Association's behalf. Upon a motion duly made and seconded (Stan Laderman/Julie Stadel) and unanimously approved, the Board voted to authorize Julia Plummer to submit the Abandonment of Easement application to the City of Rocklin on the Association's behalf.

IX. NEW BUSINESS:

- a. **Approval of Security Service Request for proposal:** The Board reviewed the request for proposal prepared to send out to security companies for the purpose of obtaining comparative proposals. The Board discussed that there should be changes to the document including that the towing language would be modified to state that only management is authorized to identify vehicles to be towed, and that patrol only patrols the Hillcrest and Black Oak pools (not Springfield pool/property). Upon a motion duly made and seconded (Eva McLain/Stan Laderman) and unanimously carried, the Board voted to send out the RFP to security companies with the noted changes.


- X. ADJOURNMENT:** There being no further item of business to discuss, *upon a motion duly made and seconded (Chris Willsher/Julie Stadel) and unanimously approved, the meeting was adjourned at 7:54 p.m.*

The next Board of Director's meeting will be on March 21, 2012 at 6:00 p.m. at the Gables.

In an Executive Session of the Board of Directors on February 15, 2012 the following was discussed:

- a. Homeowner Payment Plan
- b. Homeowner Settlement Offer
- c. Small Claims Court Processing
- d. Third Party Contracts

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 February 15, 2012 as approved by the Board Members in attendance of a duly noticed Board meeting.


Julie Stadel, Secretary

Date

3-21-12