



WHITNEY OAKS

WHITNEY OAKS COMMUNITY ASSOCIATION BUSINESS MEETING MINUTES February 6, 2013 - 6:30 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:**
- | | |
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| Rick Jordon | President |
| Stan Laderman | Vice President |
| Bob Jones | CFO/Secretary |
| Eva McLain | Director |
| Julie Stadel | Director |
- b. **ALSO PRESENT:** Julia Plummer, Association Manager, The Management Trust Kocal Division.
- III. **APPROVAL OF MINUTES:**
- a. **January 2, 2013 Meeting:** Upon a motion duly made and seconded (Stan Eva McLain/Stan Laderman) and unanimously carried, the minutes of the January 2, 2013 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. Executive session report on Board activity in executive sessions including third party contract discussions and homeowner disciplinary hearings (please see notes at the end of these minutes).
- b. The landscape committee is working on the landscape project behind Old Oak Tree Way as discussed at the November meeting. We are in the process of getting proposals that the committee anticipates reviewing at their meeting on February 26th.
- c. We are currently obtaining proposals for a recommendation to the Board (from the landscape committee) to reduce the size of the grass area in the large orchard area on Park Drive thereby reducing the cost to water and maintain the irrigation system.
- d. We are already preparing for pool season:
- New signs to be displayed on all doors and gates entering the pool area, per CCC have been ordered. They include a Keep Closed sign, Emergency Services Sign, and a sign stating that those who have active or who have had diarrhea in the past 14 days may not enter the pool. They will be as attractive as possible

- We've ordered two new umbrellas and tables for the pool areas and anticipate the pools will open on May 25th (Memorial Day weekend) weather permitting.
- e. We are planning touch-up painting projects throughout the community including gates and mailboxes.
- f. We are currently obtaining proposals for the annual insurance renewal. The Board will review the proposals at the March 6th business meeting.
- g. The bollard covers should arrive any day and will be installed upon arrival.

V. **COMMITTEE REPORTS:**

- a. **Architectural Review Committee:** Bonnie Laderman reported on recent activities of the ARC.
- b. **Landscape Committee:** There was not a representative of the Landscape Committee present to give a report.
- c. **Finance Committee:** There was not a representative of the Finance Committee present to give a report.

VI. **FINANCIAL REPORT:**

- a. **Treasurers Report:** Bob Jones reviewed and provided all present with a verbal/thorough financial report of the year-end financials.
- b. **Reserve Expense Authorizations:** Upon a motion duly made and seconded (Eva McLain/Bob Jones) and unanimously carried, the Board of Directors voted to approve the Reserve Expense Authorization for gate part replacements and landscape renovations.
- c. **Delinquencies:** The Board was provided information about delinquencies (having received a copy of the AR report in their Board packets) and Julia Plummer provided a verbal explanation/breakdown to all in attendance.

VII. **OLD BUSINESS:**

- a. **Eagle Scout Project:** An Eagle Scout Candidate made a presentation to the Board and audience about his proposed Eagle Scout project which entails installing three benches along the Clark Dominguez Trail. Upon a motion duly made and seconded (Stan Laderman/Bob Jones) and carried on a vote of 4/1 (Eva McLain opposed) the project was approved. Eva McLain opposed due to not having enough information about the potential liability of the installation of the benches).
- b. **Abbey Way Irrigation:** The Board reviewed a proposal from Bianco Landscape Management for modifications to the irrigation systems connected to the back yards of three homes on Abbey Court that currently received their irrigation from the association's water source (as the developer did not separate the lines as they should have when the homes were originally sold). The homeowners who own the homes in question addressed the Board. Upon a motion duly made and seconded (Julie Stadel/Eva McLain) an unanimously carried, the Board decided to table this matter until the March business meeting in order to get a legal opinion from the association's counsel on the association's responsibility and liability in relation to this matter.

- c. **Speed Control:** The Board reviewed documentation and costs relating to the purchase of speed control signs within the community. After careful discussion and homeowner feedback, the Board decided to not move forward with the purchase of the signs, but to get proposals for the installation of speed bumps and street ditches for the Board's review and consideration at their March meeting.
- d. **Establishing Exterior Home Paint Color Palette:** The Board reviewed the colors recommended by the Architectural Review Committee for adoption of the paint color palette for the community. A motion was duly made and seconded (Stan Laderman/Bob Jones) to have the paint samples put on one display for easy review by the Board at their March meeting. The motion failed by 2/3 with Julie Stadel, Eva McLain and Rick Jordan opposed because the paint samples were already present. Upon a motion duly made and seconded (Julie Stadel/Eva McLain) and carried by a vote of 4/1 (Stan Laderman opposed) the Board agreed to move forward with the paint palette suggested by the Architectural Review Committee. The paint colors will be available for homeowners to view at the March 6th business meeting and the Board may, at that meeting, vote to adopt a new rule of established exterior paint colors within the community.
- e. **Governing Documents Re-Write:** It was announced that the Board of Directors answered a questionnaire supplied by Baydaline & Jacobsen (the law firm hired to write the new Governing Documents) and the re-rite project has begun. After careful discussion, the Board decided not to form a Governing Documents Re-write Committee.
- f. **Latent Defect Repair Update:** Rick Jordan thanked Ken Morrow for his assistance with the project and for touring Board members throughout areas of concern within the open space of the community. The Board, Management, and Mr. Morrow will meet at a undetermined date in the near future to prioritize repairs.

VIII. NEW BUSINESS:

- a. **Grazing Contract:** Upon a motion duly made and seconded (Eva McLain/Julie Stadel) and unanimously carried, the Board voted to approve the Grazing Contract with Lee Hazeltine for the 2013 grazing project.
- b. **Gate Code Change:** The Board discussed changing the gate codes throughout the community and upon a motion duly made and seconded (Julie Stadel/Eva McLain) and unanimously carried, the Board voted to change all gate codes. Management will work on this project so that it is well organized and causes as little inconvenience as possible.
- c. **Resolution Regarding Emergency Email Meeting:** Upon a motion duly made and seconded (Julie Stadel/Rick Jordan) and unanimously carried, the Board voted to sign the Resolution which states that the Board agrees to have emergency meetings via email ("emergency" as defined by Civil Code) without first having to vote to have an emergency meeting.

- IX. **HOMEOWNER FORUM:** Several homeowners were present: A homeowner stated his dissatisfaction with the landscaping at the gates (gate 12 in particular), that the pedestrian gate at gate 12 needs repair, and that there is rust on gate hinges. The homeowner also requested that a maintenance request form be placed on the website for homeowners to use/track repairs.

- X. **ADJOURNMENT:** There being no further item of business to discuss, upon a motion duly made and seconded (Eva McLain/Bob Jones) and unanimously approved, the meeting was adjourned at 8:38 p.m.

The next Board of Director's business meeting will be on March 6th, 2013 at 6:30 p.m. the Oaks Building.

Executive Session Report:

At their January 7th executive session the Board interviewed attorneys for the Governing Documents re-write project and chose Rod Baydaline as the attorney for the project. The Board also held disciplinary hearings for homeowners who are not in compliance with the association governing documents, and reviewed a payment plan requested by a homeowner.

The Board also met on January 21st for the purpose of meeting with Lee Hazeltine, owner of the grazing company. In that meeting the Board decided to not pursue Mr. Hazeltine for the cost of the replanting of trees killed or damaged by the goats during the 2012 grazing project. The Board also voted to hire Mr. Hazeltine for the 2013 grazing project. The Board also discussed the Governing.

At their meeting on February 4th the board held disciplinary hearings with homeowners who are in violation of the Governing Documents, met with Brent Kocal from Kocal Management to review the Association Management Contract, visited a homeowner payment plan request, discussed small claims and superior court action, and reviewed the Governing Documents re-write project questionnaire provided by the attorney.

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 February 6, 2013 as approved by the Board Members in attendance of a duly noticed Board meeting.



Bob Jones, Secretary

Date _____