



WHITNEY OAKS

WHITNEY OAKS COMMUNITY ASSOCIATION BOARD MEETING MINUTES February 26, 2014 – 2:00 P.M. The Oaks, Rocklin, CA

- I. **CALL TO ORDER:** The meeting was called to order by President Bob Jones at 2:00 P.M. Meeting notice was posted at The Gables and at the Hillcrest Pool bulletin board four days prior to the meeting.

ROLL CALL:

A. **DIRECTORS PRESENT:**

Bob Jones	President
Eva McLain	Vice President
Rick Jordon	CFO
Sharon Theofelis	Secretary
Bonnie Laderman	Director

- B. **ALSO PRESENT:** Vicky Langer, Association Manager with The Management Trust, Kocal Division, was also present.

II. **GOVERNING DOCUMENT RE-WRITE PROJECT**

Several changes suggested by Homeowners at the January Town Hall Meeting were considered. Changes are noted below. No other changes were made.

- A. **Basketball Standards – 4.8:** A motion was made and seconded to leave the sports fixture wording the same as it was in the prior document. The motion died for lack of a second. A motion was then made (Rick/Sharon) to leave in the new wording except to remove the portion on the draft after “without notice”, which says “Basketball standards may be stored in driveways in an upright position, as long as the standard is in excellent condition including the net must be completely attached, the pole must be painted and in good condition at all times, and the backboard must be in like-new condition.”
- B. **RV Parking – 4.19.3:** A motion was made (Sharon/Bob) to set the restriction for parking RVs in the community to a maximum of 48 hours. The motion was unanimously adopted.
- C. **Animals - 4.21.2:** The Board discussed whether to add “cats” to the provision or to change the word “dogs” to “pets”. A motion was made and seconded (Eva/Bob) to change the word dogs to pets. The motion was unanimously adopted.

- D. Lease of Lots – Article 4.22.1:** A motion was made (Sharon/Bonnie) to change the wording from “less than twelve (12) months” to “less than 30 days”. The motion was unanimously adopted.
- E. Lease of Lots – Article 4.22.3:** A motion was made (Eva/Sharon) to remove the section in its entirety. The motion was unanimously adopted.
- F. Restrictions Relating to Repairs - 4.19.4:** A motion was made and seconded (Rick/Bob) to change the wording of this and to adopt the language used in the Springfield Documents 4.21.2 which says “No maintenance or repairs of any kind may be made to vehicles within the development except such emergency repairs limited to no more than twenty-four (24) hours. No vehicle may be left unattended outside of a garage while on a jack or similar equipment. Fluids necessary for vehicle operation must be changed within an owner’s garage. Any spillage must be immediately cleaned up by the responsible party.” The motion was unanimously adopted.
- G. Use of Garage - 4.19.6:** After a discussion nothing was changed. This provision will remain as worded in the latest draft.
- H. Quorum – Bylaws 4.6:** A motion was made (Bob/Sharon) to change the quorum requirement to 25% across the board and remove the wording reducing 33.3% to 25% and referring to the continuation of any meeting. The motion was unanimously adopted.
- I. Filling of Vacancies – Bylaws 5.6:** Although this item was discussed, the consensus of the Board was not to change the proposed wording in this provision. No action was taken.
- J. Board Quorum - Bylaws 7.10:** Although this item was discussed, the consensus of the Board was not to change the proposed wording in this provision. No action was taken.
- K. Contracts - Bylaws 8.1.2:** Although this item was discussed, the consensus of the Board was not to change the proposed wording in this provision. No action was taken.
- L. Recital Language - CC&R 3:** Although this item was discussed, after considering input from the Associations Attorney, the consensus of the Board was not to change the proposed wording in this provision. No action was taken.
- M. Management of Sub-Associations – CC&Rs - 5.2:** A motion was made (Bob/Eva) to add clarifying language as recommended by the Attorney such as “with the sub-association’s consent”. The motion was unanimously adopted.

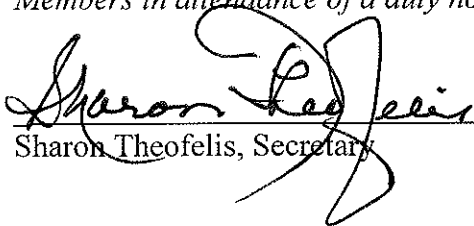
III. OPEN FORUM:

There were no other Homeowners present. The following items were brought up under this portion of the Agenda.

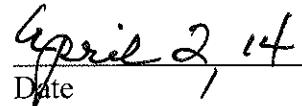
- **Violations:** Various violations observed were brought to the Board's and management's attention.
- **Bidding and Vendors:** Management was asked questions about the bidding process and the Trusted Partner program.

IV. ADJOURNMENT: There being no further item of business to discuss, the meeting was adjourned at 4:20 p.m.

I, Sharon Theofelis, 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 26, 2014 as approved by the Board Members in attendance of a duly noticed Board meeting.



Sharon Theofelis, Secretary



Date