



# WHITNEY OAKS

## WHITNEY OAKS COMMUNITY ASSOCIATION & SPRINGFIELD AT WHITNEY OAKS HOA JOINT BOARD MEETING MINUTES

May 20, 2014 – 1:00 P.M.  
The Oaks, Rocklin, CA

I. **CALL TO ORDER:** The meeting was called to order at 1:00 P.M. by Springfield Board President, Bill Jarrett.

**DIRECTORS PRESENT:** The following Board Members were present as well as approximately 20 other Homeowners. Agendas were posted four days prior to the meeting. Board members were in attendance and were introduced as follows:

Whitney Oaks	Bob Jones	President
Whitney Oaks	Eva McLain	Vice President
Whitney Oaks	Rick Jordon	CFO
Whitney Oaks	Sharon Theofelis	Secretary
Whitney Oaks	Bonnie Laderman	Director
Springfield HOA	Bill Jarrett	President
Springfield HOA	Lu Ah Nee	Vice President
Springfield HOA	Ray Fish	CFO
Springfield HOA	Eva McLain	Secretary
Springfield HOA	Bill Boeck	Director

**ALSO PRESENT:** Vicky Langer, Association Manager, The Management Trust Kocal Division, and Ashley Lewis, Springfield HOA Assistant Manager.

II. **BOARD MEMBER COMMENTS:**

Board members introduced themselves and made various comments, including the following:

**Management Change:** It was announced that Ron Moorish has stepped down as Manager due to health. Denise Smith, from San Diego, will be the new Springfield Manager, and will start in early July. Ashley Lewis will serve as interim Manager.

**Estate Sales:** Other than the annual community garage sale, it was requested that the board members discuss the requirements for and definition of an estate sale.

**Joint Meetings:** It was noted that regular (quarterly or bi-annual) joint meetings such as this one are planned.

### III. DISCUSSION/INFORMATION ITEMS:

**A. Speed Control:** The Board discussed speeding and what steps the Board(s) might take to monitor speeding problems. Recently complaints have been received from Springfield residents regarding speeding. A system called "Road Tube Counter/Classifier" was presented and reviewed as an option. The approximate cost is \$2,000 for the hardware and software. The following items were noted:

- That the fire department and the Springfield Board of Directors is opposed to speed humps;
- That many speed humps have been installed in the areas outside of Springfield;
- That WOCA owns a radar gun that its security company has used in the past. This was offered to Springfield for their use if desired;
- That Rocklin Police will not enforce speeding issues on private streets;
- That speeding violations are difficult to enforce without proof.
- That in 2006 data was gathered using the radar gun.

**B. Updated WOCA Governing Documents – Status and Plan:** Vicky let the members know that the WOCA Board approved final drafts of the restated CC&Rs and Bylaws at its May 7<sup>th</sup> Board Meeting. An Inspector of Elections was appointed. After a discussion, the consensus of the WOCA Board was to begin the balloting on August 1<sup>st</sup>, after the Springfield election has been completed.

**C. Springfield Energy Task Force Mission Statement:** Bill Jarrett explained what a recent energy audit consisted of and how the Springfield Board is working to get PG&E rebates when it converts the light fixtures and bulbs in the Gables (except the Whitney Room), outside the building, at the Oaks and the bridge, to LED lights. The project is expected to pay for itself over time (before the 10-year warranty on the bulbs). The Springfield Board is in the bidding process.

**D. WOCA Street Fixtures and Light Replacement:** Bill Jarrett posed a question about whether WOCA would be interested in converting the street lights to LED. This will be added to a future WOCA Board Agenda.

**E. Gate Painting – Status:** Vicky gave a status update on the gate painting project. Gates #1 - #16 were nearly completed. River City Painting, the same contractor that painted the Springfield community's bridge, is working on and expects to complete all of the gates by May 30<sup>th</sup>.

**F. Springfield Re-Barking Plan:** Lu Ah Nee explained the status of the Springfield bark replenishment project which will include the residences but not the common areas.

**G. Springfield Gate Code Change Request – Status:** The Springfield Board requested WOCA to change the universal gate code annually. This will be put on a future WOCA Agenda.

**H. Programming All Springfield Remotes to Access All Springfield Gates:** Vicky updated the Board members present on this item. The Whitney Oaks Board has approved upgrading the phone boards of the Springfield gates to increase capacity so that all Springfield members can have access to all of the Springfield gates. She is working with the Kocal Management Group Administrative staff regarding the re-programming all of the Springfield Homeowner remotes. Phone boards at gates 10, 11, and 12 already have a 1000 limit. Gates 6, 7, 8, 13, 14, 15, and 16 will be upgraded.

**I. Joint Bidding for Services:** The pros and cons of this idea were discussed. Considerations included possible cost savings and past experience. It was requested and agreed that each Board share its vendor list with the other.


**J. Rules & Regulations – Owner’s Manual:** The Springfield Board discussed issues with their rules update (in process) and urged WOCA (since they are beginning the same process) to allow for plenty of Homeowner input and to attempt to avoid conflicting provisions in the two documents.

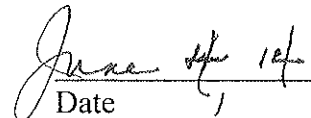
**K. Welcome Letters:** The Boards discussed sending a welcome letter to new Owners when they move in from both boards and a short message about the rules.


**IV. HOMEOWNER FORUM:** The following items were brought to the attention of the Board under this portion of the Agenda:

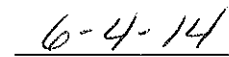
- **Documents:** Members discussed the process by which new owners and/or tenants are given or supposed to be given the rules and regulations before closing escrow or moving in.
- **Contacts:** An owner asked for clarification about who to contact to report WOCA irrigation issues (WOCA) and soliciting problems in Springfield (Ashley Lewis).
- **Appreciation:** An Owner commended the Boards for holding joint meetings. Another Owner appreciated that breakfast was served before a recent meeting.

**A. ADJOURNMENT:** There being no further item of business to discuss, upon a motion duly made and seconded, the meeting was adjourned at approximately 2:35 P.M.

  
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Sharon Theofelis, Secretary  
Whitney Oaks Community Association

  
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Date 6/1/14

  
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Eva McLain, Secretary *Vice President*  
Springfield at Whitney Oaks Homeowners Association  
*These minutes are unofficial until signed by the Board.*

  
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Date 6-4-14