



WHITNEY OAKS

WHITNEY OAKS COMMUNITY ASSOCIATION & SPRINGFIELD AT WHITNEY OAKS HOA

JOINT BOARD MEETING MINUTES

January 9, 2015 – 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, Lu Ah Nee.

DIRECTORS PRESENT: The following Board Members were present as well as approximately 25 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	Absent
Whitney Oaks	Bonnie Laderman	Vice President	
Whitney Oaks	Rick Jordon	CFO	
Whitney Oaks	Eva McLain	Secretary	
Whitney Oaks	Sharon Theofelis	Director	
Springfield HOA	Lu Ah Nee	President	
Springfield HOA	Bill Jarrett	Vice President	
Springfield HOA	Larry Digmon	CFO	Absent
Springfield HOA	Eva McLain	Secretary	
Springfield HOA	Bill Boeck	Director	

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

II. **NEW BUSINESS:**

A. **Approval of Agenda:** A motion was made, seconded (Bonnie/Lu) and unanimously adopted to approve the Agenda as drafted.

B. **Introductions:** The Board members and management representatives briefly introduced themselves.

- C. Speed Monitoring Device:** The Board discussed deployment and usage of the new speed monitoring device. Bill Jarrett explained how the system works and thanked Ken Morrow for helping set up the software for it. Bill Jarrett, Stan Clark, Bob Needles, Bonnie Laderman, and Sharon Theofelis have volunteered to be part of the Task Force. Springfield maintenance personnel will help deploy the system. The idea is to initially set it up, put it in many locations, and collect data and determine the problem areas for speeding.
- D. Grazing Project:** The Board and members present discussed the pros and cons of the WOCA grazing project. Rick explained that the Board has met with Lee and Sandi Hazeltine regarding this year's project and a contract is being prepared and reviewed. Benefits of using sheep versus string trimmers noted at the meeting include cost, environmental impact, fire prevention, the city being favorable to the process. Drawbacks noted were complaints from Owners about animals coming onto private property, and concerns regarding possible "over grazing".
- E. Grazing Project – Water Use:** The Boards discussed the use of Springfield water during the grazing project. Without tapping into Springfield common area hose bibs a water truck would need to be parked on site. The grazer uses approximately 1,000 gallons per day. The main concern was that the grazer is not permitted to tap into individual homeowner water without their permission.
- F. Enforcement Efforts:** The Boards discussed and Vicky and Denise addressed the enforcement process and different responsibilities of each Association with regard to enforcement.
- G. Enhancing Understanding & Unity of Communities:** Lu explained the differences in the communities and the fact that we are all one community in many ways. The Boards were commended for working on bringing unity between the two Associations.
- H. WOCA Executive Session Meetings:** The Boards discussed WOCA's request to hold Executive Session meetings at The Oaks. Springfield has had concerns about the Executive Session meetings because of possible and/or past heated situations or potential conflicts. WOCA was asked not to hold Executive Session compliance hearings in Springfield meeting rooms and for the regular board meetings to finish meetings by 8:30 P.M. rather than 9:00 P.M. during the winter months when the clubhouse closes at 9:00 P.M. so that the meeting room can be cleaned up and the Springfield staff can leave at 9:00 P.M.

I. Items/Ideas for Next Meeting: Several suggestions were made for items to discuss at the next meeting, including a report/update from the Task Force on speed monitoring/activity, grazing issues, and anything else that comes up before the next meeting that affects both Associations.

J. Joint Meeting Schedule: The Boards discussed how frequently joint meetings should be held. It was the consensus of both Boards to meet twice per year. The next meeting will be during the end of June.

III. CORRESPONDENCE


The Boards discussed a request from a non-Springfield member to participate in Springfield Activities. The Springfield Board will discuss this.

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

➤ **Landscape Water Use:** Ken and Bea Morrow brought forth a concern about the amount of water being billed through Springfield for water (front yard landscape maintenance water use). They were encouraged to investigate for a possible leak. Additional comments were made and the Springfield Landscape Committee will discuss working with GP Landscape to reduce water usage further.

➤ **Maintenance Responsibilities:** Vicky will look into who owns and who is responsible for maintaining components in the fire access areas, including fencing bordering those areas.

A. **ADJOURNMENT:** There being no further item of business to discuss, upon a motion duly made and seconded, the meeting was adjourned at approximately 2:25 P.M.



Eva McLain, Secretary
Whitney Oaks Community Association
Springfield at Whitney Oaks Homeowners Association

2-4-15
Date

These minutes are unofficial until signed by the Board Secretary.