



# WHITNEY OAKS

## WHITNEY OAKS COMMUNITY ASSOCIATION BOARD MEETING MINUTES November 4 2015 - 6:00 P.M. The Oaks, Rocklin, CA

I. **CALL TO ORDER:** The meeting was called to order at 6:00 P.M. by Board President Bob Jones.

**DIRECTORS PRESENT:** The following Board Members and management personnel were present as well as approximately 11 other Homeowners. Agendas were posted at least four days prior to the meeting at The Gables, at the Hillcrest Pool bulletin board, and on the Association's web site.

Bob Jones	President
Bonnie Laderman	Vice President
Rick Jordon	CFO
Sharon Theofelis	Secretary
Chris Krajewski	Member at Large
Vicky Langer	The Management Trust, Kocal Division

II. **APPROVAL OF MINUTES:**  
A motion was made and seconded (Bonnie/Sharon) to approve the minutes of the October 7, 2015 Board of Directors Meeting as drafted. The motion was unanimously adopted.

III. **MANAGER'S REPORT:** Vicky Langer, Association Manager, reviewed items not on the Agenda from her written report and logs with the Board and the members present. The following items were highlighted:

- **Pool Fence Replacement at Hillcrest:** Vicky met with a fence contractor to look at it and discuss options. Once a bid is obtained the specs will be sent to two other fencing companies with a bid request. This is a budgeted item.
- **Annual Meeting:** Vicky updated the Board on preparations for the upcoming meeting.
- **Fall Tree Trimming Work:** The Board approved a proposal from Eco Tree and Landscape. The work is being accomplished this week and last. Additional tree items were noted.

- **Gate #3 vs. Vehicle Incident:** Homeowner reported that the exit side of Gate #3 closed on her vehicle as she was exiting. She has not requested reimbursement as she was following someone out.
- **Gate #11 vs. Truck:** On 10/14/15 Gate #11 was hit by a truck with 1-800-GOT-JUNK. There is a witness. Replacement of the gate is \$7,300. A letter has been sent and this will be pursued.
- **Grazing:** It is unknown whether Lee Hazeltine is going to bid the grazing work for 2016.
- **Pool Rust:** Lee Rabe of Telesis Construction acid washed a test area and determined that some of the rust will go away by acid washing but not that much. Bids are being obtained to replace portions of the concrete in accordance with specifications prepared by Telesis Construction.
- **Pool Plumbing:** Since plumbing and filter backwashing arrangement (set-up) has not been an issue with Placer County no action is being take with regard to this matter.
- **Updates on Drainage Work**

**Storm Drain by 2400 Clubhouse Drive:** The golf course personnel dug out a lot of the built up DG at the pond to make way for water coming down the hill, under the street and out into the pond.

**Drain Cleaning at 7 Areas:** The Army Corps said that they have no objections to the proposed excavation work. This work is beginning this week.

- **Construction Defect Work Area #3:** This work is pending. Permits from various agencies are being sought.
- **Construction Defect Work – Other:** Rick Holsinger is inspecting the final work and looking into whether erosion controls are sufficient.
- **Pool Furniture:** Some of the furniture at the Black Oak pool had broken straps and was in bad shape. One chair and four chaise lounge chairs were ordered for the Black Oak Pool.
- **Easement Agreement – Update:** Draft agreements had been going back and forth between Deon’s office and Bruce Inman’s office (the Whitney Ranch Attorney).

- **Proposed Landscape Improvements at 2912/16 Old Oak Tree Way:** The area is wetlands. Per the Wetland Consultant, Jim Gibson, permission will be needed to add plants, and a permit would be required to add cobble. This may explain why the area was not beautified in the past. Meanwhile BLM is drawing up a plan that can be used when a formal request is submitted to the Army Corps of Engineers.
- **Wetlands Survey:** Jim Gibson, Wetland consultant, has been asked for a cost to re-do/update the wetland survey map. The more we deal with requests like these, the more it makes sense (depending on the cost) to update the map rather than spend money having Jim look at each area before doing any work there.
- **Pedestrian Gate Challenges:** A new lock and closer were put in and a metal plate was welded onto the gate to make it more secure.
- **Insurance Claim:** A claim has been filed for the Springfield resident who fell on the sidewalk across from 3812 Coldwater Drive. Vicky met with the Insurance Adjustor. The resident who fell is being reimbursed for her medical expenses only.
- **Sealcoating:** Peter March pointed out that the product used by Dryco on the asphalt trails ran off in one area that has a constant trickling of water. He noted that the sealant was pooling there with the water and/or seeping down towards the creek. Dryco immediately took care of the issue by placing sand over the wet areas and cleaning up residual run off.
- **Hood Road Asphalt Work:** The asphalt on a portion of Hood Road was damaged and lumpy. The Board approved a proposal to replace some of the asphalt at its 10/5 executive session meeting. Dryco was able to take care of the approved asphalt replacement on Hood Road on October 9<sup>th</sup>.
- **Boy Scout Benches:** Vicky walked the Clark-Dominguez trail with Jacob Plivka and his Mom to see the completed project and it was reported that the benches look great. The Trails Committee helped determine the locations.
- **Dog Poop Problem at Clubhouse Drive:** Locations were determined for two rather than three stations, one near the guest parking area and one across from 2400 Clubhouse Drive. One station could be attached to an already existing sign post. The project was \$1,160.
- **Violation Log and Work Order Logs:** Management's logs were reviewed.

#### IV. COMMITTEE REPORTS

- A. **Architectural Review Committee:** Eric King reported that over 26 applications were reviewed at the October meeting. Several requests were denied and some have or will be appealed to the Board.
- B. **Landscape Committee:** The Board reviewed the minutes of the October Landscape Committee Meeting.
- C. **Finance Committee:** Vicky summarized the most recent meeting that UP Capital Management attended.
- D. **Trail Committee:** Richard Conrad reported that BLM is about  $\frac{3}{4}$  of the way through cleaning ditches. He noted that it was a pleasure working with both Dryco and Bianco Landscape Management on the trail improvements. Committee members will continue to walk the trails and report any issues throughout the winter months. He also noted that one of the benches has a memorial plaque dedicated to a deceased member.
- E. **Inspectors of Election Update:** Bea Morrow gave an update noting that 445 valid ballots have been received for the annual election. 470 are needed to achieve a quorum. 25 more are needed. Management will send out an email blast to owners that have authorized notifications sent by email urging them to send in their ballots if they have not yet done so.

#### V. FINANCIAL REPORT

- A. **Treasurers Report:** Rick Jordan reviewed the financial reports for the month ending September 30, 2015, highlighting account balances. The Association is over budget year to date by \$29,682 but expenses are under income year to date by \$15,205.
- B. **Reserve Expense Authorizations:** A motion was made and seconded (Rick/Bonnie) to approve the Reserve Expense Authorizations for reserve expenditures made in September 2015 as listed in the financial reports. The motion was unanimously adopted. It was noted that the Association has been charged 8.5% tax on gate invoices. Vicky will request an adjustment. As the rate for Placer County is 7.5%.

#### VI. UNFINISHED BUSINESS

- A. **Lease Restriction Follow Up Information:** Vicky reviewed an article and clarified that a CC&R amendment would be required to implement a restriction on the percentage of rental homes in the community. All existing homeowners would be “grandfathered” and would not be subject to the

restriction (but subsequent owners would be). The percentage of rentals is presently approximately 8%. No action was taken.

- B. Hillcrest Neighborhood High School Cut Through Issue:** Mark Siemens, retired Rocklin Police Chief, reviewed what the city did to help address parking problems at Sierra College. First, a survey was conducted to determine what percentage of owners are in favor of parking restrictions and permitting. He noted that many who park in the Hillcrest area for school access do not live in the Hillcrest neighborhood. He suggested that timed restricted parking with exemption/permits for residents of those streets would be the next step as this worked well in many nearby areas. Objectivity is key and not taking on the burden of specific intent. A motion was made and seconded (Rick/Bonnie) to send out a survey to all of the Hillcrest neighborhood owners asking whether they are impacted by student parking and whether they are in favor of parking restrictions and permits.
- C. Street Sweeping:** After a discussion, a motion was made and seconded (Rick/Sharon) to approve the Wells Sweeping proposal for street sweeping at a cost of \$180 per hour, approximately \$2,520. The motion was unanimously adopted.
- D. Monument Sign Replacements – Color and Sheen:** The Board looked at samples of different colors and sheens and a motion was made and seconded to use “Whitney Oaks Green” with a Satin sheen for the entry monument signs. The motion was unanimously adopted.

## **VII. NEW BUSINESS**

- A. Black Oak Pool Fence Configuration:** The Board discussed the possibility of moving the pool fence so that the volleyball area is open year-round. A motion was made and seconded (Bonnie/Rick) not to move the fence. The motion was unanimously adopted.
- B. Architectural Appeal – 3700 Black Oak Dr. – Patio Cover:** Homeowner Robin Hare attended and reviewed her appeal. She was urged to provide a permit from the Building Department. If a building permit is provided, the Board will reconsider a variance from the 10’ set-back rule. A motion was made and seconded (Rick/Chris) not to approve the appeal but to reconsider it should a building permit be provided. The motion was unanimously adopted.
- C. Architectural Appeal – 2371 Clubhouse Dr. – Trellis:** Tom Garland attended and reviewed his appeal. The proposed trellis would be located 6.5’ from the property line. A motion was made and seconded (Rick/Chris) not to approve the appeal. The motion was adopted on a 4 to 1 motion with Sharon voting against.

- D. Architectural Appeal – 2956 Fox Hill Dr. – Fence Relocation:** Mrs. Svendsen attended in person and Mr. Svendsen attended by speaker phone. The open space area behind the existing fence was designed as a “buffer zone” although no definition of buffer zone has been found. The various builders and early ARC allowed many fences to be moved during development. A lengthy discussion ensued. A motion was made by Rick to approve the request subject to a survey being conducted that verifies the new fence location is on the owner’s property. The motion died for lack of a second. Another motion was made and seconded to deny the appeal request (Bob/Bonnie). The motion was adopted on a 4 to 1 vote with Rick voting against. Board members will go by and look at the backyard area and discuss the matter further at the next meeting. It was suggested that the Homeowner consider revising the plan to extend the fence less than the originally proposed 45’.
- E. Proposed Additional Gate Loops and Work:** The Board looked at several bids for more loop detectors at various gates as well as three other repairs. A motion was made and seconded (Bonnie/Sharon) to approve the proposals for a total not to exceed \$9,670. The motion was unanimously adopted.
- F. Requested Red Curbs at Gates 15 and 16:** The Board approved the concept but requested additional bids.

## **VIII. CORRESPONDENCE**

Correspondence listed on the Agenda was reviewed. Topics included:


- A. Letter to 1-800-Got-Junk? re: Damage to Gate #11 – Reimbursement Request. Management will follow up.
- B. Email from M. Hubbard re: Speeding Measures. No action taken.
- C. Emails from C. Gutermann re: Planning Commission Meeting re: Whitney Ranch oak trees. What took place at the meeting was discussed here and again in the Homeowner Forum portion of the Agenda.
- D. Letter to 3402 Kensington re Request for Notification & Info on Weed Spraying. No action was taken.
- E. Emails to/from P. March re: Trail Asphalt Coating Runoff. No action was needed as Dryco addressed the alleged problem.
- F. Letter from N. Owen re: Time Lines and Notifications for Maintenance: Vicky suggested adding a sentence to the form letter used for trim painting, asking Owners to evaluate whether their entire home may need painting or whether it may be more cost effective to paint the entire home at this time.
- G. Email from S. Penders re: Enforcement of Restrictions on Weeds. No action was taken.
- H. Email from M. Kangas re: Pleased with Trail Improvements.

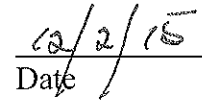
**IX. HOMEOWNER FORUM:** The following items were brought to the attention of the Board under this portion of the Agenda.

- Planning Commission Meeting: Eric King reported that many owners attended the recent meeting about the proposed removal of many oak trees for the Whitney Ranch development. The Planning Commission approved it and it will now go to the City Council. Eric reported that a large number of owners are going to be negatively impacted by the 130 new homes near Pebble Beach Road.

**X. ADJOURNMENT:** There being no further item of business to discuss, upon a motion duly made and seconded, the meeting was adjourned at 8:28 P.M. The next Board of Director's open meeting will be held on December 2, 2015 at 6:00 p.m. at the Oaks in Springfield: 2801 Springfield Blvd., Rocklin, CA.

*Approved by the Board of Directors*

  
Secretary

  
Date