



WHITNEY OAKS

WHITNEY OAKS COMMUNITY ASSOCIATION & SPRINGFIELD AT WHITNEY OAKS HOA

JOINT BOARD MEETING
January 14, 2016 – 1:00 P.M.
The Oaks, Rocklin, CA

MINUTES

- 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 and management representatives were in attendance and were introduced as follows:

Whitney Oaks	Rick Jordan	President	
Whitney Oaks	Chris Krajewski	Vice President	Absent
Whitney Oaks	Bonnie Laderman	CFO	
Whitney Oaks	Sharon Theofelis	Secretary	
Whitney Oaks	Bob Jones	Director	
Whitney Oaks	Vicky Langer	Community Manager	
Springfield HOA	Bill Jarrett	President	
Springfield HOA	Larry Digmon	Vice President	
Springfield HOA	Kent Slangstrom	CFO	
Springfield HOA	Ray Langstrom	Secretary	
Springfield HOA	Stan Green	Director	
Springfield HOA	Brian Barrow	Community Manager	

II. **REPORTS:**

- A. **Speed Task Force:** Bill Jarrett reviewed a spreadsheet containing speed monitoring data. Owners asked various questions. The Task Force was thanked. Some of the summary points made are as follows:

- The locations were based on complaints and input from the committee members.

- The locations included Newland Heights Dr., Scenic Dr., Clubhouse Dr., Tahoe Vista Dr., Coldwater Dr., Hillcrest Dr., and Wedgewood Way.
- The data shows what percentage of drivers were going over 20 MPH, 22 MPH, 24 MPH and 26 MPH.
- Based on the data, there is not a significant speeding problem in the community.
- The Task Force will develop a newsletter article to explain the results
- The Task Force will continue to monitor speeds in particular areas when complaints are received.
- Springfield staff member (Dennis) was instrumental in setting up the software and compiling the data.

B. Video Surveillance: Springfield Manager Brian Barrow explained reasons why the Springfield Board of Directors is in the process and obtaining bids for security cameras for the Gables and Oaks buildings. WOCA board members and management shared their opinions regarding the effectiveness of the new cameras at the Hillcrest Pool and Fitness Center. Vicky was requested to publish a newsletter article asking those who live outside of Springfield not to use the Springfield clubhouse, pool, or other facilities.

C. Potential Gables Solar Panels: Brian explained that the Springfield Energy Task Force is again looking into the possibility of installing solar panels on The Gables and/or The Oaks building(s).

III. DISCUSSION TOPICS: The following items were discussed with both boards:

- **Use of WOCA Security for Gables Incidents and Parking Issue Enforcement:** Bill Jarrett brought up the idea of the two communities possibly sharing the services of the security company WOCA uses or to have them available to look at the clubhouse when the alarm is set off (usually seldom). Rick Jordan explained that the WOCA Association is looking at ways to make parking enforcement. Homeowner Stan Laderman suggested Springfield think about adding security patrols to the services it provides.
- **Sidewalk Maintenance:** Brian SF Board is looking at trees and removing to prevent sidewalk damages. WOCA management explained that the WOCA community has had the
- **Relocation of Fence Lines:** Bill Jarrett asked about whether fence lines have been moved outside of Springfield. One fence relocation variance request was recently approved after much deliberation by the WOCA Board of Directors. The WOCA Architectural Committee does not have the authority to grant variances. It was agreed that more communication between the Springfield ARC and WOCA management regarding potentially unapproved changes are

being made would be a good idea. Springfield residents expressed a desire for WOCA not to approve fence relocation variance requests.

- **Ridgeline Fire Control:** Weed abatement plans are underway. WOCA is reviewing proposals from grazing contractors. It was noted that Owners are planting trees and plants on their lots outside of their fences and it was suggested that an informational meeting about fire abatement requirements be held.

- **Drainage Concerns:** The Boards and other members present discussed storm drain maintenance (WOCA responsibility) and the issue of heavy amounts of water coming off the courts down to Coldwater Drive. Vicky will remind the WOCA landscape maintenance contractor to continue inspections prior to storms to make sure the Springfield drains are clear of leaves at the inlets. None of the Springfield drains were noted as being clogged or problematic by Thunder Mountain Enterprises when they inspected them last spring. Vicky will get input regarding whether bags should be put around some of the inlets to keep leaves from piling up on top of the drain grates.

- A. **ADJOURNMENT:** There being no further item of business to discuss, upon a motion duly made and seconded, the meeting was adjourned at approximately 2:50 P.M.



Sharon Theofelis, Secretary
Whitney Oaks Community Association

2/3/16

Date

These minutes are unofficial until signed by the Board Secretary.