



# WHITNEY OAKS

## WHITNEY OAKS COMMUNITY ASSOCIATION BUSINESS MEETING MINUTES

May 2, 2012 - 6:00 p.m.

The Oaks, Rocklin, CA

- I. **CALL TO ORDER:** The meeting was called to order at 6:00 p.m.
- II. **ROLL CALL:**
- a. **DIRECTORS PRESENT:**
- |               |           |
|---------------|-----------|
| Stan Laderman | President |
| Julie Stadel  | Secretary |
| Rick Jordon   | Treasurer |
- Eva McLain was excused
- b. **ALSO PRESENT:** Julia Plummer, Association Manager, The Management Trust Kocal Division.
- III. **APPROVAL OF MINUTES:**  
April 4, 2012 Meeting: Upon a motion duly made and seconded (Rick Jordan/Julie Stadel) and unanimously carried, the minutes of the April 4, 2012 meeting were approved as written.
- IV. **MANAGER'S REPORT:** Julia Plummer, the Association Manager gave an update to all in attendance of the current activities of the association including Board decisions made in the previous executive session:
- At their executive meeting, the Board approved proposals for security, pool monitoring, asphalt sealing, bark replacement in various areas, and landscape upgrades.
  - The street sealing in the Hillcrest Community, Tahoe Vista, Benjamin and Rebecca Courts will be done in July.
  - The pools will be open for the season beginning Memorial Day weekend
  - The second grazing pass is scheduled to begin in May
  - The spikes on gate 12 have been removed
- V. **COMMITTEE REPORTS:**
- Architectural Review Committee:** Bonnie Laderman, chair of the ARC reported on recent activities of the ARC, stated that the ARC has a vacancy on the committee and asked the Board for direction of how they would like the committee to proceed to fill the vacancy. The Board agreed that the decision should be that of the committee.
  - Landscape Committee:** Julia Plummer announced that the Landscape Committee continues to work hard at determining areas of concern for

landscape improvements and working with management and the landscape company in maintaining a beautiful community.

- c. **Finance Committee:** Rick Jordan announced that the Finance Committee met and all financial matters are well under control.

#### **VI. FINANCIAL REPORT:**

- a. **Treasurers Report:** Rick Jordon reviewed and provided all present with a verbal/thorough financial report of the April month-end financials including that the association's expenses are below budget.
- b. **Approval of Bank Statements:** The Board reviewed the bank statements as required quarterly according to the association By-Laws and upon a motion duly made and seconded (Rick Jordan/ Julie Stadel) and unanimously carried the Board of Directors approved the WOCA bank statements.
- c. **Delinquencies:** The Board was provided information about delinquencies having received the AR report followed by an explanation/breakdown by Julia Plummer.
- d. **Lien Resolution:** Upon a motion duly made and seconded (Rick Jordan/ Stan Laderman) and unanimously approved, the Board of Directors voted to approve all lien requests as submitted.

In accordance to Civil Code 1367.1 the Board of Directors hereby authorizes and instructs the Association's collection service to record a lien in the full amount of unpaid assessments, late charges, interest, and collection fees and costs against that property owned by the member(s) listed on the association's delinquency report dated October 3, 2011 and who are, or become, delinquent in their assessments beyond 60 days. This authorization shall only apply to those members who have been properly noticed of their delinquent assessment and of their rights as delinquent members in accordance to Civil Code 1367.1. The Board further authorizes any director to sign and date any and all lien authorization forms as may be required for those delinquent members so noted in these minutes as identified by their association account number: 2011-5733, 468287.

#### **VII. OLD BUSINESS:**

- a. **Parking Rule Revision: Defining overnight parking 12:00 a.m. to 5:00 a.m.** The Board discussed defining overnight parking with a time limit (above) and after discussion, listening and reading homeowner input, decided to not move forward with the revision to the parking rules.
- b. **Pebble Beach Easement Abatement:** The homeowner who requested that this be on the agenda was not present at the meeting, so this item was tabled for future discussion.

#### **VIII. NEW BUSINESS:**

- a. **Parking at Gates:** Homeowners present expressed concern about people parking at the gate entrances to drop off or pick up their children for school. Julia Plummer had contacted the police to ask for assistance in keeping the gate areas cleared during the day, and Rick Jordan contacted the school principle who said she would place an article in the school newsletter informing people to not park in the gate areas.

- b. **Spring valley Road Home:** The Board discussed the home on Spring Valley Rd., that public records state is a part of the Whitney Oaks community. The homeowner does not use WOCA streets/gates/amenities and does not pay dues. Upon a motion duly made and seconded (Stan Laderman/Rick Jordan) and unanimously carried, the Board voted to take no action on this matter.
- c. **Acknowledgement of Email Vote:** As required by California Civil Code, the Board disclosed that an email vote was conducted on a legal matter that was urgent and required immediate attention and therefore could not wait to be addressed at a Board meeting.

**IX. HOMEOWNER CORRESPONDENCE:** The Board reviewed homeowner correspondence and asked Julia Plummer to write and thank the homeowner's for their correspondence.

**X. HOMEOWNER FORUM:** Several homeowners were present. One homeowner complimented the Board and Management for handling the parking concerns on Sterling Drive noting that the parking situation has greatly improved.


**XI. ADJOURNMENT:** There being no further item of business to discuss, *upon a motion duly made and seconded (Rick Jordan/Julie Stadel) and unanimously approved, the meeting was adjourned at 6:37 p.m.*

The next Board of Director's meeting will be on June 6, 2012 at 6:00 p.m. in the Oaks Building.

In an Executive Session of the Board of Directors on May 2, 2012 the following was discussed

- a. Third Party Contracts
- b. Homeowner Requests: Settlement Offer
- c. Legal Matters
- d. Personnel Matters

**I, Julie Stadel, 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 May 2, 2012 as approved by the Board Members in attendance of a duly noticed Board meeting.**

  
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Julie Stadel, Secretary

Date 6-18-12