



WHITNEY OAKS

WHITNEY OAKS COMMUNITY ASSOCIATION

BUSINESS MEETING MINUTES

July 5, 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 |
| Eva McLain | Vice President |
| Julie Stadel | Secretary |
| Rick Jordon | Treasurer |
- b. **ALSO PRESENT:** Julia Plummer, Association Manager, The Management Trust Kocal Division.
- III. **APPROVAL OF MINUTES:**
June 18, 2012 Meeting: Upon a motion duly made and seconded (Stan Laderman/Eva McLain) and unanimously carried, the minutes of the June 18th 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 July executive meeting, the Board approved a proposal for latent defect repairs of V-ditches and channel drains. Work will commence in the near future, and may not be completed until 2013 (fall weather permitted).
 - The street sealing in the Hillcrest Community, Tahoe Vista, Benjamin and Rebecca Courts will be done in July.
 - The Hillcrest Pool will be closed during the asphalt work in that community.
 - The grazing project is complete, and we are waiting for final approval from the Fire Department that we have met our weed abatement obligations.
 - The Hillcrest Pool Heater is irreparable. One proposal has been obtained to replace it, and its replacement is budgeted for as it was anticipated it would need to be replaced soon.
 - The irrigation is turned back on throughout the community so we anticipate that areas that have been distressed due to not receiving proper irrigation will improve in the near future.

V. **COMMITTEE REPORTS:**

- a. **Architectural Review Committee:** Bonnie Laderman, chair of the ARC reported on recent activities of the ARC.
- b. **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 May month-end financials including that the association's expenses are below budget.
- b. **Delinquencies:** The Board was provided information about delinquencies having received the AR report followed by an explanation/breakdown by Julia Plummer.

VII. **OLD BUSINESS:**

- a. **Tree Damage from Grazing – Tahoe Vista:** Eva McLain and Julia Plummer gave an update on the Tahoe Vista Tree damage that was done by the goats during the grazing project. As of the date of the meeting, the Board had yet to receive a directive from the City of Rocklin as to what WOCA is required to do in relation to the tree replacement and/or management. The Board discussed the responsibility of the tree damage and the cost to replace the trees. And upon a motion duly made and seconded (Stan Laderman/Eva McLain) and unanimously carried, the board voted to contact Lee Hazeltine, the owner of the grazing company contracted with the Whitney Oaks Community Association, to advise him that the cost of all tree work related to the damage by the goats is his responsibility as he did not have homeowner permission to enter into the lots where the trees have been damaged.

VIII. **NEW BUSINESS:**

- a. **Approval of Architectural Review Roster:** The ARC interviewed a homeowner to fill the vacant position on the committee and requested the Board approve him (Kurt Weidman) as a new ARC member. Upon a motion duly made and seconded (Eva McLain/Julie Stadel) and unanimously carried, the Board approved the new addition to the ARC and the new committee roster.
- b. **Review of Proposal for the New Heater at the Hillcrest Pool:** The Board reviewed a proposal from Robb's Pools, the current pool maintenance contractor for Whitney Oaks, for replacement of the pool heater for a cost of \$5,795.00. Julie Stadel motioned to accept the proposal. Motion failed for lack of second. Eva McLain motioned, seconded by Julie Stadel that because there have been no complaints about the pool being cold (as reported by Julia Plummer) the Board received two more proposals for the heater replacement to meet the Governing Document guidelines. The motion was carried by a unanimous vote.

- c. **Review of Proposal for New Irrigation Controllers:** The Board reviewed a proposal and documentation for the replacement of irrigation controllers at 9 gates and 3 common areas. The City of Rocklin had informed WOCA last year that the controllers would have to be changed this year and the Board had budgeted to do so. The documentation provided stated that a 30% water savings would be obtained by changing the irrigation controllers to the system which is based on watering needs, not on a timer system. Stan Laderman motioned that the Board receive two more proposals for the replacement of the controllers. The motion failed for lack of a second. The Board discussed that the controllers would be maintained by BLM (the WOCA landscape contractor), and using another vendor to install them would likely void out any warrantee as the installing vendor would not be maintaining the system. Upon a motion duly made and seconded (Julie Stadel/Eva McLain) and carried by a vote of 3/1 (Stan Laderman opposed), the Board voted to accept the proposal from Bianco Landscape Maintenance (BLM), the association's landscape maintenance contractor, to replace the controllers at a cost of \$12,907.00 (\$25,000 had been budgeted).
- d. **Parking Variance Request:** The Board reviewed a parking variance request from a homeowner who has a student visiting until August when school resumes. Upon a motion duly made and seconded (Eva McLain/Julie Stadel) and unanimously carried, the Board voted to grant the parking variance until August 3rd.

IX. **HOMEOWNER CORRESPONDENCE:** None.

X. **HOMEOWNER FORUM:** Several homeowners were present and asked questions about financial matters and the trees behind the Tahoe Vista homes. Julia Plummer was asked to send the map of the damaged trees to Tahoe Vista Homeowners. A homeowner complimented Eva McLain for sending an email to the homeowners on Tahoe Vista to inform them of the Board meeting.

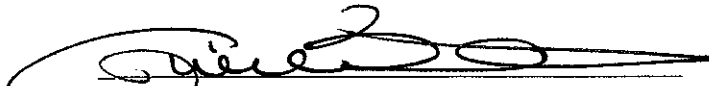
XI. **ADJOURNMENT:** There being no further item of business to discuss, *upon a motion duly made and seconded (Stan Laderman/Julie Stadel) and unanimously approved, the meeting was adjourned at 6:42 p.m.*

The next Board of Director's meeting will be on August 1, 2012 at 6:00 p.m. in the Oaks Building.

In an Executive Session of the Board of Directors on July 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 July 5, 2012 as approved by the Board Members in attendance of a duly noticed Board meeting.


Julie Stadel, Secretary

Date 8-10-12

NOT TO BE USED FOR TRANSFER OR RESALE