



WHITNEY OAKS

WHITNEY OAKS COMMUNITY ASSOCIATION BUSINESS MEETING MINUTES

August 1, 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:**
July 5, 2012 Meeting: Upon a motion duly made and seconded (Eva McLain/Julie Stadel) and unanimously carried, the minutes of the July 5, 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:
- The August executive session will take place on August 6th, 2012.
 - The street sealing project is coming along nicely with only one homeowner incident.
 - The Board will review proposals for the replacement of the Hillcrest pool heater at their September meeting.
 - There was another glitch in the irrigation for some gates (from the City of Rocklin) that is currently being worked on. In the meantime, those gates are being manually watered.
 - Self nomination forms have been mailed out with the newsletters for the 2012 annual meeting election.
- V. **COMMITTEE REPORTS:**
- Architectural Review Committee:** Bonnie Laderman, chair of the ARC reported on recent activities of the ARC.
 - 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. The Landscape

Committee is currently evaluating the gates to make recommendation for 2013 projects.

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

VI. FINANCIAL REPORT:

- a. **Treasurers Report:** Rick Jordon reviewed and provided all present with a verbal/thorough financial report of the June month-end financials including that the association's expenses are below budget.
- b. **Reserve Expense Authorization: Reserve Expense Authorization:** Upon a motion duly made and seconded (Eva McLain/ Julie Stadel) and unanimously approved the Board of Directors voted to approve the Reserve Expense Authorization for pool coping repairs and asphalt repairs. The Board reviewed the Reserve Expense Authorization for an invoice from Angius & Terry and asked Julia Plummer to look into the charges.
- c. **Delinquencies:** The Board was provided information about delinquencies having received the AR report followed by an explanation/breakdown by Julia Plummer.
 - i. **Lien Resolution:** Upon a motion duly made and seconded (Eva McLain/ Julie Stadel) 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 March 3, 2012 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: 468195

VII. OLD BUSINESS:

- a. **Tree Damage from Grazing – Tahoe Vista:** Julia Plummer gave an update on the Tahoe Vista Tree damage that was done by the goats during the grazing project. The City of Rocklin had sent a Compliance Agreement to Ron Morrish, manager of Springfield as well as Julia Plummer. The Compliance Agreement had errors that the City was correcting, and a new Compliance Agreement is expected soon. Julia Plummer, on behalf of Whitney Oaks, hired an arborist to tag all of the trees behind Tahoe Vista and to provide a detailed report of the condition of all trees as well as a map. With the new arborist report, the number of trees that need replaced increased, and the new report was sent to Ron Morrish and the City of Rocklin so that the Compliance Agreement would reflect the new arborist report. It was agreed that the damage was done by the goats during the grazing project, and the grazer was hired by Whitney Oaks, not Springfield, and therefore it is Whitney Oaks responsibility to

pay for the replacement of the trees and to work with the grazing company separately, if they so choose, for reimbursement. Upon a motion duly made and seconded (Eva McLain/Rick Jordan) and unanimously carried, the Board voted that Whitney Oaks Community Association shall pay Springfield for the cost of replacing the trees as soon as the invoice is received by Whitney Oaks.

- b. **Construction defect Repairs:** Julia Plummer gave an update on the Construction Defect Repairs stating that the project is in the very beginning stages with engineering reports and studies being conducted. Homeowner Ken Morrow read a statement to the Board and audience about his concerns with the construction repair proposal that the Board accepted and the proposed work. Upon a motion duly made and seconded (Eva McLain/Rick Jordan) and unanimously carried, the Board voted to forward Mr. Morrow's letter to the association attorney for their review and consideration prior to taking any further action in relation to the construction defect repairs. Mr. Morrow also mentioned that there was a previous hydrology report from the litigation discovery and the Board should use this report instead of paying for a new one. The Board agreed and asked management to look for the old hydrology report.

VIII. NEW BUSINESS:

- a. **Emergency Email Vote:** Julia Plummer explained that California Law prohibits the Board from voting on anything via email unless it is something that could not have been reasonably foreseen or could not wait until the next Board meeting. The Board took an email vote on a homeowner settlement offer that was presented just prior to the home being foreclosed upon, and the settlement offer allowed the association to collect fees on the account to release the lien and allow the homeowner to sell their home in short sale just prior to foreclosure. Upon a motion duly made and seconded (Eva McLain/Stan Laderman) and unanimously approved, the Board carried to ratify the email vote.
- b. **Wedge Way Retaining Wall:** Eva McLain stated that recently Whitney Oaks put a sidewalk drain on Wedge Way to prevent drainage from overflowing on the sidewalk. The installation of the drain is indicative of the poor drainage in that area, and likely the cause of the failure of the wood retaining wall just above where the drain was installed. Upon a motion duly made and seconded (Stan Laderman/Rick Jordan) and unanimously carried, the Board voted to have Whitney Oaks replace the wood retaining wall with a cinderblock retaining wall.
- c. **Assigning Inspector of Elections:** Upon a motion duly made and seconded (Eva McLain/Stan Laderman) and unanimously carried, the Board voted that Bea Morrow will be the Inspector of Elections for the 2012 annual meeting. The Board thanked Mrs. Morrow for volunteering.
- d. **Assigning Nominating Committee:** Upon a motion duly made and seconded (Stan Laderman/Eva McLain) and unanimously carried, the Board voted that Bonnie Laderman and Ron Tompt will be the Nominating Committee for the 2012 Annual Election. The Board thanked both for volunteering.

IX. HOMEOWNER CORRESPONDENCE:

- a. **Dog Attack:** The Board received a letter by a homeowner who had been chased by two of her neighbor's dogs and bitten by one of them. Julia Plummer explained the circumstances surrounding the incident and reported that both dogs had been beaten and let loose by home intruders. The incident was very traumatizing to all involved, and the dogs were permanently removed from the home voluntarily by the dog owners.

X. HOMEOWNER FORUM: Several homeowners were present and asked questions about the asphalt project and expressed concern about over spray from the asphalt striping.


XI. ADJOURNMENT: There being no further item of business to discuss, *upon a motion duly made and seconded (Stan Laderman/Eva McLain) and unanimously approved, the meeting was adjourned at 7:16 p.m.*

The next Board of Director's meeting will be on September 5, 2012 at 6:00 p.m. in the Oaks Building.

In an Executive Session of the Board of Directors on August 6, 2012 the following was discussed

- a. Homeowner Requests
- b. Legal Matters
- c. 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 August 1, 2012 as approved by the Board Members in attendance of a duly noticed Board meeting.



Julie Stadel, Secretary

Date

9-5-12