



WHITNEY OAKS

WHITNEY OAKS COMMUNITY ASSOCIATION

BUSINESS MEETING MINUTES

September 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:**
August 1, 2012 Meeting: Upon a motion duly made and seconded (Eva McLain/Rick Jordan) and unanimously carried, the minutes of the August 1, 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 September executive session will take place on September 10th, 2012.
 - Pool season ends at the end of September. Therefore the pool heaters will be turned off and there will no longer be pool monitors stationed at the pools
 - There is only one candidate for the two board positions on the ballot for the 2012 annual election. Self m=nominations forms can be found on-line on the WOCA website and are due by September 11th.
 - There are currently positions available on the Finance Committee
 - The Annual Meeting date was changed to November 14th, as the original date was the day before Thanksgiving.
 - Volunteers are needed to count ballot for the annual election. Ballots will be counted on November 14th, 2012 at the Gables. Homeowners should contact Julia to sign-up.
 - Overnight parking on the street by homeowners has improved significantly. The new security company (Securitas) is doing a great job.

V. **COMMITTEE REPORTS:**

- a. **Architectural Review Committee:** Bonnie Laderman, chair of the ARC reported on recent activities of the ARC.
- b. **Landscape Committee:** No one from the Landscape Committee was present to give a report.
- c. **Finance Committee:** Rick Jordan announced that the Finance Committee met and discussed the current status of the finances for Whitney Oaks including the investment.

VI. **FINANCIAL REPORT:**

- a. **Treasurers Report:** Rick Jordon reviewed and provided all present with a verbal/thorough financial report of the July month-end financials including that the association's expenses increased in July as is typical during the summer months (irrigation, pools, etc).
- 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 (Eva McLain/Rick Jordan) and unanimously carried the Board of Directors approved the WOCA bank statements.
- c. **Reserve Expense Authorization:** Upon a motion duly made and seconded (Stan Laderman/Eva McLain) and unanimously approved the Board of Directors voted to approve the Reserve Expense Authorization for new irrigation controllers and asphalt repairs.
- d. **CD Placement Authorization:** The Board reviewed a CD placement recommendation from the Finance Committee for CD's that were maturing as well as money sitting in a Money Market Account. Upon a motion duly made and seconded (Eva McLain/Rick Jordan) and approved by a vote of 3/1 (Stan Laderman opposed) the Board approved instructing the associations Investment Broker (UBS) to purchase the CD's as recommended by the Finance Committee.
- e. **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/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 August 7, 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: 742442 & 468391

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. Ms. Plummer announced that Springfield had sent an invoice to Whitney Oaks for the replacement of the trees (for \$5,060.00) and per the Board's previous approval she issued a check right away. Upon a motion duly made and seconded (Eva McLain/Stan Laderman) and unanimously carried, the Board voted that a letter be sent to the owner of the grazing company, Lee Hazeltine, requesting reimbursement for all money expended for the tree damage (\$5,060.00 to Springfield, \$525.00 to Arborwell) and to inform him that there could be an additional cost of \$6,090.00 if additional trees that had been damaged do not survive.
- b. **Construction defect Repairs:** Julia Plummer gave an update on the Construction Defect Repairs stating that the project is currently on hold in order as the Board had wanted more information based on the letter the Board received from a homeowner, and that information needs to be reviewed in the executive session on September 10th, 2012. Upon a motion duly made and seconded (Eva McLain/Julie Stadel) and unanimously carried the Board voted to table a discussion on the Latent Defect Project and review of the Hydrology Report Proposal pending the outcome of the September 10th executive meeting.
- c. **Pool Heater:** Hillcrest Pool: The Board reviewed three proposals to replace the pool heater at the Hillcrest Pool. Upon a motion duly made and seconded (Eva McLain/Rick Jordan) and carried by a vote of 3/1 (Julie Stadel opposed) the Board accepted the proposal from Robb's Pools to replace the heater at the Hillcrest Pool at a cost of \$4,995.00.
- d. **Speed Control:** The Board discussed speed control via use of a radar gun in the community and most agreed that it was ineffective and difficult to manage as many people who were noted speeding were not WOCA residents and it costs \$18.00 per license plate to determine whether the person driving in excess of the speed limit is a homeowner. Stan Laderman motioned that the association reinstate the use of radar guns with the previous fine schedule. The motion failed for lack of a second.

VIII. NEW BUSINESS:

- a. **Street Sweeping Proposals:** The Board reviewed two proposals for street sweeping those streets within the Whitney Oaks Community that were not recently sealed. Upon a motion duly made and seconded (Eva McLain/Stan Laderman) and unanimously carried, the Board approved the proposal from Walker Street Sweeping for a total of \$870.00.
- b. **Bollard Covers:** The Board reviewed the cost of purchasing covers for the steel bollards located throughout the community. The covers would provide an esthetically pleasing look and would abate the need for constant paint touch-ups. Upon a motion duly made and seconded (Eva McLain/Julie Stadel) and unanimously carried, the Board voted purchase bollard covers as submitted by GCP for an amount per bollard not to exceed \$34.00 not including tax, shipping, and installation costs.
- c. **City of Rocklin Proposal – Planting mitigating oaks:** Julia Plummer explained that the City of Rocklin cut down a very old, large oak tree

located on Whitney Oaks property as they said it was damaged and could potentially fall into the park adjacent to the tree (and possibly hurt park users). The removal of the tree was removed without notice to the association or permission from the association. Ms. Plummer asked the City to replant oak trees in the area, and the City agreed to plant 5 15-gallon oak trees and install and maintain all irrigation to the trees for the next five years or until the trees are established. Upon a motion duly made and seconded (Eva McLain/Julie Stadel) and unanimously carried, the Board voted to accept the City's offer to install the trees and irrigation and maintain the irrigation) as promised.

- d. **Creating Home Painting Color Standards:** The Board discussed creating a color pallet for all homeowners to choose from with multiple choices of color selections in order to maintain the "earth tone" colors throughout the community. Julie Stadel motioned, seconded by Eva McLain to task the ARC with selecting a color pallet with the assistance of a professional home color specialist to present to the Board, and then to schedule a meeting for all homeowners to review the colors and provide feedback to the Board prior to the Board adopting the color pallet. Stan Laderman and Rick Jordan opposed and the motion did not carry. Eva McLain asked that this item be placed on the January Business Meeting agenda.
- e. **Homeowner Requests:**
- i. **Paint Curb Red:** A homeowner has requested that the curb in front of their home be painted red as all other curbs around the home are red and people park in front of their home blocking their driveway. Upon a motion duly made and seconded (Stan Laderman/Julie Stadel) and unanimously carried, the Board voted to have the curb painted red as requested.
 - ii. **Parking Variance Requests:**
 1. **2632 Mariella:** This homeowner has more cars than parking spaces in their driveway and garage and asked for a parking variance to park on the street overnight. Upon a motion duly made and seconded (Eva McLain/Julie Stadel) and passed on a vote of 3/1 (Stan Laderman opposed) the Board voted to grant a parking variance to this homeowner to park one vehicle on the street overnight until further notice.
 2. **3270 Black Oak:** This homeowner has four vehicles and a boat and asked for a variance to park on the street overnight. Upon a motion duly made and seconded (Stan Laderman/Rick Jordan) and unanimously approved, the Board voted to not grant this parking variance and to advise the homeowner to park the boat elsewhere to allow room for their vehicles.
 3. **2379 Clubhouse:** The Board reviewed a request from this homeowner to be able to park their car in the street overnight because of their steep driveway and limited parking. The Board asked Julia Plummer to speak to the homeowner to see how many cars can fit in the driveway and garage.

- f. **Investments Management:** Julia Plummer announced that the Finance Committee will be interviewing Money Managers in October to oversee the association's investment portfolio.

IX. HOMEOWNER CORRESPONDENCE:

- a. **Investment Management:** Two homeowners wrote the Board expressing concerns about the association's investment management. The Board asked that Ms. Plummer respond to their letters thanking them for their feedback.
- b. **Speed Bumps on Clubhouse:** A homeowner requested that the Board consider installing speed bumps on Clubhouse Drive. The Board asked Ms. Plummer to notify the homeowner that the Board will review the speed control survey results prepared by the previous speed control ad-hoc committee and consider their request at the October meeting.
- c. **Board Meeting Conduct:** A homeowner wrote to the Board stating that a Board members conduct towards another homeowner at the previous Board meeting was offensive. The Board asked Ms. Plummer to respond to the homeowner thanking them for their feedback.

- X. HOMEOWNER FORUM:** Several homeowners were present but no questions or comments were presented to the Board.

- 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 7:54 p.m.

The next Board of Director's meeting will be on October 3, 2012 at 6:00 p.m. in the Oaks Building.


In an Executive Session of the Board of Directors on August 20, 2012 the following was discussed: Personnel Matters

In an Executive Session of the Board of Directors on August 31, 2012 the following was discussed: Personnel Matters

In an Executive Session of the Board of Directors on September 10th, 2012 the following was discussed:

- a. Personnel Matters
b. Homeowner Correspondence
c. Third Party Contracts
d. Legal 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 September 5th, 2012 as approved by the Board Members in attendance of a duly noticed Board meeting.


Julie Stadel, Secretary

Date

10-10-12