



WHITNEY OAKS

WHITNEY OAKS COMMUNITY ASSOCIATION BUSINESS MEETING MINUTES

April 4, 2012 - 6:00 p.m.
The Oaks, Rocklin, CA

- I. **CALL TO ORDER:** The meeting was called to order at 6:10 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. **CHANGES TO THE AGENDA:** Upon a motion duly made and seconded (Stan Laderman/Rick Jordan) and unanimously carried, the Board voted to add "Audit Approval" and "Board Vacancy" to the agenda and remove "Board Code of Conduct", all under new business.
- IV. **APPROVAL OF MINUTES:**
March 21, 2012 Meeting: Upon a motion duly made and seconded (Stan Laderman/Rick Jordan) and unanimously carried, the minutes of the March 21, 2012 meeting were approved as written.
- V. **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:
- a. At their May executive meeting, the Board will review proposals for security, asphalt sealing, bark replacement in various areas, replacement of the Hillcrest pool cabana, landscape upgrades, and security cameras at the gates.
- b. The street sealing in the Hillcrest Community, Tahoe Vista, Benjamin and Rebecca Courts will be done in July.
- VI. **COMMITTEE REPORTS:**
- a. **Architectural Review Committee:** Bonnie Laderman, chair of the ARC reported that the next ARC meeting is scheduled for April 17th and she'll have an update of that meeting at the next Board meeting.
- b. **Landscape Committee:** Julia Plummer announced that the Landscape Committee has identified two areas within the community for landscape

upgrades (gate 18 and the Black Oak Park), have reviewed proposals for the upgrades as well as bark replacement proposals, and will provide information for the Board's consideration at their May meeting.

- c. **Finance Committee:** There was not a member of the Finance Committee present and the committee did not meet in March.

I. **FINANCIAL REPORT:** Due to the change in the monthly Board meeting dates and because the meetings are now scheduled for the beginning of the month prior to the association month-end reports being prepared, this month the Board will not have financials to review. At their May 2nd meeting the Board will review and discuss the financials from March, 2012.

- d. **Bad Debt Write-Off:** The Board reviewed a bad debt write off for \$551.03 for a homeowner who owed the association funds and foreclosed on their home. Upon a motion duly made and seconded (Stan Laderman/Rick Jordan) and unanimously carried, the Board approved the bad debt write-off for \$551.03.
- e. **Small Claims Court Update:** Julie Stadel provided an update of the small claims court filing against homeowner's (or previous homeowner's) who owe the association money. The paperwork has been filed and the processor is attempting to serve the defendant.

VII. **OLD BUSINESS:**

- a. **Grazing Update:** Julia Plummer provided a verbal update of the grazing project reporting that the project is going very well and that the first pass of grazing is almost complete and the second pass will take place in May. Ms. Plummer also reported that she is collecting written permission from homeowners to graze their private lots and keeping a log of those who provide permission, and forwarding it to the grazing company and Rocklin Fire on a weekly base. It was requested that it be noted for the record that Ms. Plummer is managing the portion of the grazing project above during her own time voluntarily, at no cost to the association.
- b. **Pebble Beach Easement Abatement:** The Board discussed the Pebble Beach easement abatement project. A motion was made and seconded (Rick Jordan/Stan Laderman) to submit the application with the fee. After discussion, the motion was rescinded. The determined that before association money was spent to file the petition (non refundable filing fee) the Pebble Beach homeowner Chris Willsher and Board member Julie Stadel will visit the neighboring homes to inform them of the proposed change and see if they would agree to the installation of the pedestrian gates with compromises (such as access to a key or the gate being left unlocked during the day-time). Chris Willsher will provide a written update to the Board for their May meeting and the Board will discuss this topic again at that time.
- c. **Spike Removal on Gate 12:** The Board visited the topic to removing the spikes on gate 12 as deer are attempting to jump the gate and being impaled. The location of the gate is in the direct migration path of the deer. Upon a motion duly made and seconded (Rick Jordan/Eva McLain) and unanimously carried, the Board voted to remove the spikes on the gate at a cost not to exceed \$1,500.00.

VIII. NEW BUSINESS:

- a. **2011 Year-End Financial Review Approval:** The Board reviewed the 2011 year-end financial report as prepared by the Associations Accountant, and upon a motion duly made and seconded (Stan Laderman/Rick Jordan) and unanimously carried, approved the review to be sent to the membership by April 30th as required by California Civil Code.
- b. **Board Vacancy:** The Board discussed the current Board vacancy. Upon a motion duly made and seconded (Eva McLain/Rick Jordan) and unanimously carried, the Board voted to place an article in the May newsletter announcing the vacancy and requesting that those interested fill out the self nomination form and submit it to Kocal Management by May 18th, 2012. The Board will meet in executive session on May 21st, 2012 at 5:00 to interview candidates and vote on who will fill the vacant board position.

IX. HOMEOWNER CORRESPONDENCE: None

X. HOMEOWNER FORUM: Several homeowners were present. One homeowner asked why their correspondence to the Board was not on the agenda and Ms. Plummer explained that the correspondence was received a few days before the Board meeting but after the Board packets were prepared/delivered and meeting agenda was posted.


XI. ADJOURNMENT: There being no further item of business to discuss, *upon a motion duly made and seconded (Stan Laderman/Rick Jordan) and unanimously approved, the meeting was adjourned at 7:07 p.m.*

The next Board of Director's meeting will be on May 2, 2012 at 6:00 p.m. in the Oaks Building.

In an Executive Session of the Board of Directors on April 4, 2012 the following was discussed

- a. Third Party Contracts
- b. Homeowner Requests: Settlement Offer
- 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 April 4, 2012 as approved by the Board Members in attendance of a duly noticed Board meeting.


Julie Stadel, Secretary

Date

5-2-12