



WHITNEY OAKS

WHITNEY OAKS COMMUNITY ASSOCIATION BUSINESS MEETING MINUTES

July 20, 2011 - 6:00 p.m.
The Gables, 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 |
| Leon Schoenfeld | Treasurer |
| Chris Willsher | Director |
- b. **ALSO PRESENT:** Julia Plummer, Association Manager, and Tiffany Lynch, Vice President of Community Management, Kocal Management Group.
- III. **APPROVAL OF MINUTES:** *Upon a motion duly made and seconded (Eva McLain/Julie Stadel) and unanimously carried, the minutes of the June 15, 2011 meeting were approved as submitted.*
- IV. **HOMEOWNER FORUM:** Eleven homeowners were present at the meeting and addressed the Board.
- V. **RADIFY EMAIL VOTE:** The Board voted via email to not purchase CD's that they had previously voted to purchase due to the cost of the repair/replacement of the asphalt on Pioneer Way. *On a motion duly made and seconded (Eva McLain/Leon Schoenfeld) and unanimously approved, the Board voted to ratify the email vote.*
- VI. **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 Speed Control will be sending out a flier with the next newsletter asking for homeowner feedback regarding speed control measures.
 - The Board voted to get proposals to replace and repair the Pioneer Way asphalt.
 - The Board will be adopting the new pool rules at the August Board meeting.
 - The pool areas and many common areas will be painted in August.

- e. The Board approved a proposal to modify the Vivien Way drainage swale located at the end of Vivien Court.
- f. The Board is considering modifying the Association Collection Policy to charge interest on past due accounts. The proposed revision will be in the August newsletter.
- g. The Board is considering adopting Solar Panel Guidelines. The proposed guidelines will be in the August newsletter.
- h. There is a French drain on WOCA property on Park that has failed and will be repaired within the next few weeks.
- i. A roof inspection and pest/dry rot inspections were performed on the pool houses in order to plan to 2012 budget. Only minor repairs were needed and those repairs will be completed in 2011 as provided for in the budget and/or reserve studies.
- j. A solar light will be installed at the bottom of Shady Trail Lane near the mail box cluster as currently there is no lighting in the area.

VII. COMMITTEE REPORTS:

- a. **Architectural Review Committee:** Bonnie Laderman, chair of the ARC was present and provided an update on ARC activities.
- b. **Landscape Committee:** There were no members of the Landscape Committee present at the meeting.
- c. **Finance Committee:** CFO Leon Schoenfeld gave the Finance Committee Report.
- d. **Traffic Control Ad-Hoc Committee:** Julie Stadel was present and gave an update on committee progress.

VIII. FINANCIAL REPORT:

- a. **Treasurers Report:** Treasurer Leon Schoenfeld reviewed and provided all present with a verbal/thorough financial report for June, 2011 and year-to-date activity.
- b. **Delinquencies:** The Board was provided information about delinquencies having received the AR report followed by an explanation/breakdown by Leon Schoenfeld.
- c. **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 July 6, 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: 377170661, 374200012, and 368180010.

IX. OLD BUSINESS:

- a. **Investing Interest:** Leon Schoenfeld explained that he and Julia Plummer are currently determining expected costs for the rest of 2011 so that investments can be made to mature appropriately to cover expenses. Mr. Schoenfeld asked that the Board authorize him to invest in CD's once he has determined how much money to invest. *Upon a motion duly made and seconded (Leon Schoenfeld/Eva McLain) and unanimously passed, the Board authorized Board CFO Leon Schoenfeld to invest in CD's at Wells Fargo as he deemed appropriate.*
- b. **Pioneer Way Engineering Study:** Julia Plummer reported that the Board of Directors discussed the Geotechnical Engineering Study for Pioneer Way which was prepared by EarthTec. The Board reviewed a proposal to perform the necessary replacement and repairs to the asphalt to determine if the cost to perform the work should be included the current latent defect lawsuit against the developer. After having conferred with counsel, the Board decided to not include the Pioneer Way project in the lawsuit. The Board asked Julia Plummer to obtain two more proposals to repair/replace the street and expect to review them at the August meeting to have the work completed in early fall.
- c. **The Highlands Homeowner's Petition- Pedestrian Gate:** Homeowners in the Highland's neighborhood of Whitney Oaks had petitioned the Board to have a pedestrian gate installed. The Board received additional information about the City Council Resolution that prevented a pedestrian gate from being installed into the neighborhood and how to have the resolution overturned. *Upon a motion duly made and seconded, (Stan Laderman/Julie Stadel) and unanimously carried, the Board voted to petition the City to remove the resolution that prohibits the pedestrian gate from being installed.*
- d. **Homeowner Concern: Cottonwood Tree Removal/Fence Repair:** The Board reviewed a letter from a homeowner who would like a tree in the common area removed and the fence repaired because of damages from the tree roots. The Board agreed to have the tree removed at a cost not to exceed \$1,000.00 and to notify the homeowner that the fence repair would not be paid for by the association.
- e. **Electronic Communications with Homeowners:** The Board discussed the possibility of offering electronic communication (via mailing) with homeowners. Julia Plummer explained that logistically it will take a while to get such a system in place and additional administrative help would need to be hired for the extra project. The Board asked for a cost to set up and maintain an electronic communication database. Chris Willsher also agreed to investigate whether there are companies that specialize in database applications.
- f. **Adopting/Changing Rules:**
1. **Interest in AR (Collection Policy Change):** Upon a motion duly made and seconded (Leon Schoenfeld/Chris Willsher) and carried by a vote of 3/2 (Eva McLain and Julie Stadel oppose), the Board voted to publish the written Collection Policy change proposed by the Board that would allow the association the ability to charge interest on

- outstanding debt 30-days past due and/or longer. The Board will vote on the rule change at their September meeting.
2. **Prohibiting Skateboarding in the Community.** The Board discussed whether they wanted to propose a rule change to the community that would prohibit skateboarding within the community. *Leon Schoenfeld made a motion, seconded by Chris Willsher, to have Julia Plummer write/publish a rule to the membership prohibiting skateboarding in the community. The motion failed to pass. Upon a motion duly made and seconded (Leon Schoenfeld/Eva McLain) and carried by a vote of 4/1 (Julie Stadel opposed) the Board Julia Plummer was also asked to format the verbiage for a rule that would prohibit skateboarding and provide it to the Board for their August meeting.* The Board asked Julia Plummer to put an article in the newsletter that says the Board is considering banning skateboarding and asking homeowners for their feedback.
 3. **Solar Installation Guidelines:** The Board reviewed solar installation guidelines and upon a motion duly made and seconded (*Leon Schoenfeld/Julie Stadel*) and unanimously carried, the Board voted to accept the solar installation guidelines and have them sent to the membership for homeowner feedback, as per the Davis-Sterling Act.

X. NEW BUSINESS:

- a. **Flier: Traffic Control Committee:** The Board reviewed a flier and subsequent feedback and drafts that would be sent out to homeowners about excessive speeding in the community, requesting homeowner feedback on remedies. Upon a motion duly made and seconded (Julie Stadel/Leon Schoenfeld) and unanimously carried, the Board approved Julia Plummer's flier and asked her to send out her draft of the flier with additional information which outlined remedies to speed control, with the August newsletter.
- b. **Exterior Paint Color Standards:** The Board discussed the implementation of standard paint colors (earthtones) throughout the WOCA community. *Upon a motion duly made and seconded (Julie Stadel/Chris Willsher) and unanimously carried, the Board agreed to develop a color pallet for uniformity throughout the community. Julie Stadel will work on putting together color pallets for the Board to review at a future meeting.*
- c. **Homeowner Request: Remote access to all Springfield Gates:** The Board reviewed a correspondence from a homeowner who asked that their remote be programmed to allow access to all gates. Upon a motion duly made and seconded (Eva McLain/Stan Laderman) and unanimously carried, the Board voted to deny the request citing that the homeowner had not indicated a reasonable purpose for accessing gated neighborhoods where the homeowner did not reside.
 - i. or change association rules as defined by the Davis Sterling Act.

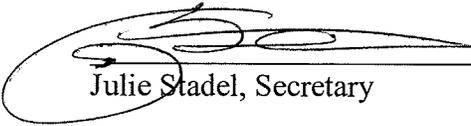
XI. ADJOURNMENT: There being no further item of business to discuss
and upon a motion duly made and seconded (Julie Stadel/Leon Schoenfeld)
and unanimously approved, the meeting was adjourned at 7:35 p.m.

The next Board of Director's meeting will be August 17, 2011 at 6:00 p.m. at
the Gables.

In an Executive Session of the Board of Directors on July 20, 2011 the following was
discussed:

- a. Legal Matters
- b. Third Party Contracts
- c. Personal 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 20, 2011 as approved by the
Board Members in attendance of a duly noticed Board meeting.**



Julie Stadel, Secretary

Date

8-17-11