

Whitney Oaks

Board of Directors Meeting
The Whitney Room at Springfield
Meeting Minutes – February 9, 2022

I. Call to Order

The meeting was called to order by Director Hayman 6:00 PM at the Gables at Springfield – Whitney Room.

Directors Present:

Rosalie Hayman, President
Ross Ainsworth, Vice President
Richard Campbell, Treasurer/CFO
Rick Jordan, Secretary

The Management Trust

Jasmine Brinson, CCAM

A. Confirmation of Agenda Posting

Management confirmed that agendas were posted in accordance with civil code requirements.

II. Executive Session Disclosure / Summary

Management noted that the Board of Directors held an Executive Session on the date noted below to discuss vendor contracts, legal matters, and homeowner account and compliance issues.

- January 4, 2022
- January 6, 2022

III. Consent Agenda

Consent agenda items do not require discussion or debate; they are routine procedures or already have unanimous consent. The consent agenda allows the Board of Directors to approve all items together without discussion or individual motions. The Board of Directors may agree to pull any item(s) from the consent agenda and move it under new/old business for discussion or debate.

A. Prior Meeting Minutes

- 1) January 5, 2022

B. Financial Review

- 1) December 2021– Monthly Review
- 2) Lien Resolution
- 3) Small Balance Write-off

C. Reserve Expense Authorization

- 1) \$23,547.57 (General)
- 2) \$1,036.17 (Rec Center)
- 3) \$175 (Unit 39)
- 4) \$225 (Unit 44)

A motion was made to approve the content agenda items as presented. The motion was seconded and approved by all Directors. [M-Hayman; S-Ainsworth; All in Favor]

IV. Association Committee Reports

Committee Chairs gave brief updates on the items below:

- A. ARC
- B. Finance
- C. Landscape
- D. Safety/Covid
- E. Inspector of Election
- F. Roster Updates

V. New Business

A. Rules for Repairing Utilities in Unit 39 and Unit 44

Motion was made, seconded and approved to post the Rules for Repairing Utilities in Unit 39 and Unit 44 for the twenty-eight (28) day commentary period. With adoption at the April 6th Board Meeting. [M-Hayman; S-Jordan; All in favor]

B. Board Vacancy

This agenda item has been tabled indefinitely.

VI. Open Forum

Open forum consisted but not limited to the following topics:


- Common Area Landscaping
- AB 1101
- Maintenance Matrix
- Cyber-fraud

VII. Announcements & Adjournment

Board plans to meet again in Executive Session on March 1, 2022 and in Regular Session on March 2, 2022. The meeting was adjourned at 6:45PM.

These minutes are unofficial until signed by the Board.

ATTEST


Director


Date

Respectfully Submitted by:
Jasmine Brinson, CCAM

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