

# Whitney Oaks

## Board of Directors Meeting

<https://zoom.us/j/94975920332?pwd=YWxyY0lLVUFpYkhmWjNRQmdnSkZMdz09>

Meeting ID: 949 7592 0332 • 1.669.900.6833

### Meeting Minutes – July 7, 2021

#### I. Call to Order

The meeting was called to order by Director Hayman 6:01 PM via the teleconference/electronic meeting.

##### Directors Present:

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

##### The Management Trust

James Hofmann, 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 Executive Sessions on the dated noted below to discuss vendor contracts, legal matters, and homeowner account and compliance issues.

- June 1, 2021
- June 3, 2021
- June 15, 2021
- June 20, 2021

#### 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) June 2, 2021

##### B. Financial Review

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

##### C. Reserve Expense Authorization

- 1) \$926.25 (General)
- 2) \$3,464 (Rec)
- 3) \$285 (39)
- 4) \$5,261 (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-Laderman; All in Favor]



#### IV. Association Committee Reports

Committee chairs gave brief updates and the Board took the following action below.

- A. ARC
- B. Finance
- C. Landscape
- D. Safety/Covid
- E. Inspector of Election
  - i. A motion was made to appoint Katie Gordon as Inspector of Elections. The motion was seconded and approved by all directors. [M- Hayman; S- Ainsworth; All in Favor]
- F. Roster Updates
  - i. A motion was made to appoint Katie Gordon as chair of the Social Committee. The motion was seconded and approved by all directors. [M- Hayman; S- Laderman; All in Favor]

#### V. New Business

##### A. Meeting Locations

The Board announced it will be meeting in person again at the Oaks location for Open Session meetings, beginning in August, pending availability.

##### B. City Meeting Update

Director Ainsworth discussed a recent meeting he had with new Rocklin City Manager, Aly Zimmermann.

##### C. Rule Review

A motion was made to approve the new Covid related rules, following the expiration of the 30-day member review and comment period. The motion was seconded and approved by all directors. [M- Jordan; S- Ainsworth; All in favor]

#### VI. Open Forum

Open forum consisted but was not limited to the following topics:

- Property at Park Drive and Black Oak
- Repairs to Gate 6
- Reserve Spending
- Seal Coat at Black Oak (Springfield) Gate entry area.

**VII. Announcements & Adjournment**

Board plans to meet again in Executive Session on August 3, 2021 and in Regular/Open Session on August 4, 2021. The meeting was adjourned at 7:38PM.

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These minutes are unofficial until signed by the Board.

ATTEST:

  
\_\_\_\_\_  
Director

8/4/2021  
\_\_\_\_\_  
Date

Respectfully Submitted by:  
James Hofmann, CCAM

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