



WHITNEY OAKS

WHITNEY OAKS COMMUNITY ASSOCIATION BOARD MEETING MINUTES February 4, 2015 - 6:30 P.M. The Oaks, Rocklin, CA

I. **CALL TO ORDER:** The meeting was called to order at 6:30 P.M. by Board Vice President Bonnie Laderman.

DIRECTORS PRESENT: The following Board Members and management personnel were present as well as approximately twenty two other Homeowners. Agendas were posted at least four days prior to the meeting at The Gables, at the Hillcrest Pool bulletin board, and on the Association's web site.

Bob Jones	President	Absent
Bonnie Laderman	Vice President	
Rick Jordon	CFO	
Eva McLain	Secretary	
Sharon Theofelis	Director	
Vicky Langer	The Management Trust, Kocal Division	

II. **APPROVAL OF MINUTES:**
A motion was made and seconded (Eva/Sharon) to approve the minutes of the January 7, 2015 Board of Directors Meeting as corrected. The motion was unanimously adopted. A motion was made and seconded (Eva/Sharon) to approve the minutes of the January 9, 2015 Joint (Springfield & WOCA) Board of Directors Meeting. The motion was unanimously adopted.

III. **GRAZING CONTRACT**
Lee Hazeltine reported that he met with Mark Siemens, Vicky Langer and Bonnie Laderman before the regular meeting and he reviewed the discussion points. To mitigate damage from large numbers of animals going through tight areas, it was suggested and the Board permit the closing some areas of some trails if needed to prevent damage. Homeowners asked and Lee answered questions.

IV. **MANAGER'S REPORT:** Vicky Langer, Association Manager, reviewed items from her written report and logs with the Board and the members present. The following items were highlighted:

- **Executive Session Held:** An Executive Session Board Meeting was held on February 2nd to discuss compliance issues, contracts, litigation, and a foreclosure action.
- **Gate Electrical for Security Cameras:** Vicky noted that Assistant Manager Nicole and she agreed that the highest traffic gates and those at which there have been recent prior gate vs. vehicle incidents are #1, #3, #9, #11 and #12. She met with a security camera company and an Electrician to look at all of these gate areas. The pricing for the electrical should be received in time for the 3/4/15 meeting.
- **Tree Work Bids:** More bids for proposed tree work proposed at the January meeting were obtained and the lowest cost bids which were from ValleyCrest Tree (\$2,317) were approved.
- **Tree of Heaven Removal:** this work was being done on 1/19. The Association received a complaint from a concerned homeowner stating that the Association was removing the trees in violation of the Open Space Management Plan. After looking into the matter, it was determined that the document states removal of invasive species is permitted.
- **More Gate Damage:** Construction trucks on two separate incidents ran into the gate #21 control box and caused some serious damage to it (Legend Drive far entry).
- **Annual Meeting Date:** The Annual Meeting will be held on Monday, November 16th rather than the previously approved November 18th date due to meeting room availability.
- **Concrete Sidewalk Work:** The new concrete on Scenic Court done by Lobo Construction looks good.
- **Golf Course Cooperation:** The golf course Manager Jerry Bow agreed to having his crew haul off the branches and debris pulled out of the exit of the storm drain near the pond and 2400 Clubhouse Drive. Jerry was very cooperative and is having his crew take care of the branches (cost \$1,100). Good outcome.
- **CC&R Voting:** 2nd Mailing went out in on about January 12th to owners that have not yet voted.

- **Light Post Missing Fixture:** An interesting looking old streetlight pole without a fixture on it at the bottom of Shady Trail Lane was repaired. Apparently the fixture was replaced in June of 2014 but was stolen again.

V. COMMITTEE REPORTS

- A. **Architectural Review Committee:** Eric King gave a verbal report and the Board reviewed the minutes of the January ARC meeting.
- B. **Landscape Committee:** The Board reviewed the minutes of the January Landscape Committee Meeting.
- C. **Inspectors of Election:** Bea Morrow reported that 1036 valid ballots have been received for the proposed governing document rewrite project. This number represents 55% of the 1877 homes in Whitney Oaks. It was recommended that the Board and Inspectors proceed with counting the ballots at the scheduled 3/4/15 Board of Directors Meeting. The ballot counting will begin at 1:00 PM on 3/4/15 at The Oaks building.

VI. FINANCIAL REPORT

- A. **Treasurers Report:** Rick Jordan reviewed the financial reports for the month ending December 31, 2014. The Association spent approximately \$23,188 less than it brought in for the 2014 fiscal year.
- B. **Reserve Expense Authorizations:** A motion was made and seconded (Bonnie/Eva) to approve the Reserve Expense Authorizations for the various reserve expenditures made in December 2014 as listed in the financial reports package. The motion was unanimously adopted.

Lien Resolution: *In accordance to Civil Code 5673 a motion was made and seconded (Rick/Bonnie) and unanimously adopted to authorize 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 December 31, 2014 and who are, or become, delinquent 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 5660. 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: Acct: 467494*

- C. **Foreclosure:** The Association previously recorded, pursuant to Section 1367.1 of the Civil Code, a lien against Parcel # 377-160-022-000. The Association authorized the association's collection agency to foreclose on the lien to recover the delinquent amounts and any late fees, interest charges, and other collection-related amounts. The resolution was adopted by the Board of Directors at the executive session held on 1/2/15.

VII. UNFINISHED BUSINESS

- A. Architectural Appeal – Solar Panels and Trellis:** Paul Swanson distributed a summary of his fact finding data relative to his proposed solar project at 2103 Pyramid Court. The application was reviewed by a third party solar company and Bonnie shared the input that was provided. After some further discussion, a motion was made and seconded (Bonnie/Rick) to approve the solar project with evergreen shrubs in front of the posts to screen it. The motion was unanimously adopted. Paul was commended for his patience throughout the architectural approval process.
- B. IDR Policy:** A motion was made and seconded (Rick/Sharon) to approve the proposed revised IDR Policy. The motion was unanimously adopted. The policy will be distributed to Owners.
- C. Towing Policy:** This item was tabled and proposed changes made by a Homeowner will be considered at the next meeting.
- D. Pedestrian Gates:** The Board discussed whether to install metal plates at the walk-in gates throughout the community. A motion was made and seconded (Bonnie/Eva) not to install the metal plates. The motion was unanimously adopted.
- E. 2400 Cody Court – Request for Reimbursement:** The Board continued to discuss a request for reimbursement submitted by the Homeowner of 2400 Cody Court for damages sustained during the December 3, 2014 flooding. A motion was made and seconded (Rick/Bonnie) not to approve the reimbursement request. The motion was adopted with a 3 to 1 vote with Eva voting against.
- F. Curbing:** The Board reviewed a bid for installing additional (taller) curbing inside the existing curbs at 2400 Cody Court and 3941 Black Oak Ct. A motion was made and seconded (Bonnie/Rick) not to approve the proposed curbs on the Homeowners' lots. The motion was adopted on a 3 to 1 vote with Eva voting against.

VIII. NEW BUSINESS

- A. Boy Scout Benches:** The Board considered an offer from a boy scout pursuing a merit badge to build and install 3 benches along the Clark-Dominguez trail and requested a drawing and more information. A motion was made to deny for now and to request more information (Bonnie/Sharon) including a drawing. The motion was unanimously adopted.

- B. 2015 Projects:** The Board reviewed a spreadsheet showing scheduled reserve projects for this year. The motion was unanimously adopted. There were no objections to moving forward with the scheduled projects by having management develop specifications and RFPs for the Board to review.
- C. 2015 Goals –** The Board reviewed proposed goals for 2015. A motion was made and seconded to adopt the proposed 13 goals and publish them.
- D. Drainage Issue Across from 2834 Hillcrest:** The Board reviewed a proposal to install a catch basin in this area. A motion was made and seconded (Bonnie/Eva) to approve the proposal at a cost of \$2,200. The motion was unanimously adopted.
- E. Drainage Issue at 2101 Sterling:** A motion was made and seconded (Sharon/Eva) to approve a proposal to remove ground cover and regrade a path to the backyard gate at 2101 Sterling Drive (Unit 44) to allow proper drainage at a cost of \$560. The motion was unanimously adopted.
- F. Trail Drainage Improvements:** After review of multiple bids for drainage and storm damage repairs along the trails a discussion it was requested that the Trails Committee meet to consider the proposed work and make a recommendation on each of the proposals.
- G. Main Gate Codes:** A motion was made and seconded (Sharon/Bonnie) to go ahead and change the main gate codes for Springfield and WOCA gates. The motion was unanimously adopted. This will be done in April or May.
- H. Architectural Appeal – 4300 Chasen Court – Stucco Paint Color:** A motion was made and seconded (Bonnie/Eva) to approve the requested “Lonepine – Light” green color requested by the Homeowner for the body color of the home. The motion was unanimously adopted.
- I. Architectural Appeal – 2206 Merino Ct. – Garage Door Color/Product:** A motion was made to approve the “Walnut Oak” color/product requested by the Homeowner for the garage door color/product. The door will be metal but look like a wood stain. The motion was unanimously adopted.
- J. Architectural Appeal – 5139 Wedgewood Way – Shed:** The Homeowner and Rick Jordan explained revisions to the plan that was rejected by the ARC at its January meeting. After a discussion, a motion was made and seconded (Bonnie/Rick) to approve the architectural application (revised) as discussed. The motion was unanimously adopted.

K. Vehicle Damage Reimbursement Request: The Board reviewed bids and considered a request from a Homeowner's landscape company for reimbursement for \$2,329 for damage to their truck that hit or was hit by Gate 27. A motion was made and seconded (Bonnie/Sharon) to deny the request for reimbursement. The motion was adopted on a 4 to 1 vote with Eva voting against.

IX. CORRESPONDENCE

Correspondence listed on the Agenda was reviewed. No action was taken.

X. HOMEOWNER FORUM: The following items were brought to the attention of the Board under this portion of the Agenda.

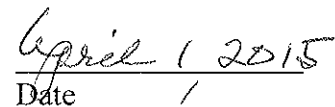
- Board members Eva McLain and Sharon Theofelis objected to the other board members consulting with management and getting a second opinion on a proposed solar project without their involvement or a board vote.

XI. ADJOURNMENT: There being no further item of business to discuss, upon a motion duly made and seconded, the meeting was adjourned at 8:30 P.M.

The next Board of Director's business meeting will be the on February 4, 2015 at 6:30 p.m. at the Oaks in Springfield: 2801 Springfield Blvd., Rocklin, CA.

I, Sharon Theofelis, 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 February 4, 2015 as approved by the Board Members in attendance of a duly noticed Board meeting.


Secretary


Date