



WHITNEY OAKS

WHITNEY OAKS COMMUNITY ASSOCIATION
BOARD MEETING MINUTES
August 2, 2017
The Oaks, Rocklin, CA

I. **CALL TO ORDER:** The meeting was called to order at 6:00 P.M. by Board President Bonnie Laderman at 2801 Springfield Drive, Rocklin, CA

DIRECTORS PRESENT: The following Board Members and management personnel were present as well as approximately 13 other homeowners. Agendas were posted no less than four days prior to the meeting at the Hillcrest Pool bulletin board and on the Association’s website.

Board Members Present:	Bonnie Laderman	President
	Bob Jones	Vice President
	Richard Campbell	Secretary
	Natalie Trost	CFO
	Rosalie Hayman	Member at Large

The Management Trust:	Melissa Bell, CAMEX CCAM
	Mikki Cooper Assistant (via FaceTime)

II. **APPROVAL OF MINUTES:**

Motion to approve the June 7, 2017 meeting minutes as submitted. Motion carried, Resolved 4-0

III. **MANAGER’S REPORT:** The following items were briefly discussed with the Board and the members in attendance. •**Compliance, maintenance and third-party contracts.**

- A. **Executive Session Summary:** The Board met in Executive Session to discuss the following items:
 - i. **Compliance Issues:** (1) Nuisance, (1) Landscape (1) Fencing
 - ii. **Private Matters:**
 - iii. **Formation of Contracts:** •Installation of boulders along Park/Black Oak \$3,450.00.
•Extend patrol at the Black Oak Pool @ \$21.50 per hour, 2 weeks, 7 p.m. – 11 p.m.
•Acceptance of bid from Black Star for phase 2 Asphalt project - \$79,954.00, in addition to curb repairs, replacement, and power washing of the guests parking areas along Clubhouse Drive.
 - iv. **Legal Matters**

IV. **COMMITTEE REPORTS**

- A. **Architectural Review Committee:** The committee met on July 19, 2017 and reviewed i: (4) Landscaping applications (3 approved, 1 denied) ii: (2) Exterior Painting Applications (1 denied, 1 approved) iii: (1) Solar Application (approved)
- B. **Landscape Committee:** The landscape committee met on July 12, 2017 and discussed old business which included replacing the concrete boarder in the Marie Hudson Park off Western. Three proposals were provided and the committee is recommending to proceed



WHITNEY OAKS

WHITNEY OAKS COMMUNITY ASSOCIATION

BOARD MEETING MINUTES

August 2, 2017

The Oaks, Rocklin, CA

with BLM's proposal and remove the concrete and replace with cobble. The bid will be presented to the board during the August meeting. The committee would also like to have quarterly meetings in lieu of monthly meetings. The committee agreed they should have a representative attend every board meeting to provide updates. *Motion to approve the committee's recommendation and remove the concrete mow strip and replace it with cobble at a cost of \$4,000.00. Resolved 5-1, motion carried.*

- C. Finance Committee:** The committee met on July 27, 2017 and reviewed the balance sheet and the P&L. The association is in very good financial health. The committee also provided a detailed written report based on both reserve studies prepared by Bob Browning and The Management Trust. The committee will recommend to continue with Bob Browning as the reserve analyst. The committee also did research on the association's bank, Pacific Western. Based on the information provided, the bank is rated as the top best bank according to Forbes. *Motion to approve the Finance Committee's recommendation and have the (3) year site review and study prepared by Browning Reserve Group. Resolved 5-0, motion carried*
- D. School Access Ad Hoc Committee:** An update was provided by Joe Wuelfing. They are still working on gathering information.

V. FINANCIAL REPORT

- A. Treasurers Report:** Natalie Trost provided a summary on the association's financials dated July 31, 2017. Total operating balance \$444,465.90 total reserve balance \$4,561,200.96. Year to date net income \$52,013.92. There are 94 accounts on the delinquency report with \$56,294.94 in accounts receivables that includes collection costs, interest, late fees and assessments.
- B. Reserve Expense Authorizations:** The following reserve expenditures were approved: Arborwell = \$1,427.40, Xelectrix = \$641.00, Bianco Landscape = \$1,934.00
- C. Lien Resolution:** *In accordance to Civil Code §5740 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 31, 2017 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 §5740.*

The Board authorizes any director to sign and date any and all lien authorization forms as may be required for those delinquent members so noted in the attached delinquency



WHITNEY OAKS

WHITNEY OAKS COMMUNITY ASSOCIATION
BOARD MEETING MINUTES
August 2, 2017
The Oaks, Rocklin, CA

report identified by their association account number. The report will be attached hereto the association's minutes.

VI. OPEN FORUM:

- A. Gate 13 Motor Update
- B. Black Oak Pool – Security for 2 weeks
- C. Overnight parking, passes, expiration

VII. ANNOUNCEMENTS:

- September 4, 2017 Regular Board of Directors Meeting(s) at 6:00PM – The Oaks
- September 11, 2017 Executive Session Meeting at 6:00PM – Whitney Oaks Golf Club
(private meeting of the directors)

VIII. ADJOURNMENT: There being no further business to discuss, the meeting was adjourned at 7:05 P.M.

Respectfully Submitted and Prepared by:



Melissa Bell CAMEx, | CCAM®
The Management Trust

}

I 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 9.2.17 as approved by the Board Members in attendance of a duly noticed Board meeting.

Signature

Date

9/6/17