



WHITNEY OAKS

WHITNEY OAKS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
May 1, 2019

MEETING MINUTES

- I. **CALL TO ORDER:** *President Jones called the meeting to order at 6:00 p.m., 2801 Springfield Drive • The Oaks Building.*
- II. **ROLL CALL:**
- Board Members:
- Present:** Bob Jones • President
Rick Jordan • Vice President
Richard Campbell • CFO
Rosalie Hayman • Secretary
Natalie Trost • Director
- Absent:** *No directors absent*
- Management: Melissa Bell • Manager
- 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 to approve all items together without discussion or individual motions. The board may agree to pull any item(s) from the consent agenda and move it under new/old business for discussion or debate.*
- A motion was made to accept the consent agenda as presented; Resolved 4, Abstained 1 (4-1), motion carried*
- A. Affidavit of Notice • Posting Agenda
- B. Previous Meeting Minutes:
- 1) April 3, 2019
 - 2) Joint Board Meeting • April 15, 2019
- C. Committee Minutes
- 1) Architectural Committee Minutes
 - 2) Landscape Meeting Minutes
 - 3) Finance Committee Minutes
- D. Board/Finance Committee Review of March 2019 Financial Statements
- 1) Lien Resolution
 - 2) Small Balance Write Off = \$7.98 (7 accounts)
- E. March Expense Transfers
- IV. **EXECUTIVE MEETING SUMMARY:** *The Board convened on May 6, 2019 and discussed the following items:*
- A. Meet and Confer
- B. Personnel
- C. Compliance
- 1) Landscaping (4)
- D. Legal
- E. Private Matters
- F. Formation of Contracts
- 1) A contract for pool monitors presented by Guiding Fitness was approved for the 2019 summer season. A monitor will be on the premises from Noon-8:00 PM. Friday, Saturday and Sunday. The monitor will split time as necessary between the Hillcrest and Black Oak Pools.



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V. **REPORTS:**

A. **ARC Committee:** Committee Chair, Eric King, presented a May 15, 2019 meeting summary:

- 1) Landscaping applications • 4 Applications: (2) approved, (1) denied, (2) partially approved
- 2) Fence Installation • 1 Application: Approved
- 3) Pool & Spa • 1 Application: Approved
- 4) Exterior Paint • 3 Applications: (3) approved
- 5) Solar Installation • 1 Application: Approved

B. **Finance Committee/CFO Report:** CFO Campbell, presented a report based on the financials month ending March 31, 2019. Total Operating Balance = \$336,172.28, Total Reserve Balance = \$5,093,677.94, Year-to-date Net Income (loss) = \$47,360.72. Outstanding receivables = \$45,226.90

VI. **NEW BUSINESS:**

- A. **Goat Cones / Steaks:** Management is seeking approval to purchase some wooden steaks and fix them around certain areas to keep the goats out. *The board approved the request.*

VII. **UNFINISHED (tabled) BUSINESS:**

A. **Finance Committee Member Appointment**

- 1) Mr. Nathan Garcin

B. **Financial Business:**

- 1) February 2019 Financials/Investments
- 2) Open additional operating account -- Morgan Stanley

VIII. **OPEN FORUM:**

- A. Potential Gate Committee formation
- B. Website feedback
- C. Fire
- D. Goats

IX. **ADJOURN:** *There being no further discussion, the meeting adjourned at 6:26 p.m.*

Respectfully Submitted,

Signed _____
Rosalie J. Hay
Signature

Date 6/5/19

Unofficial until approved and signed

Prepared by:

Melissa Bell, CAMEX / CCAM
Executive, Association Manager



The Management Trust
CORPORATE SERVICES, INC.