



**WHITNEY OAKS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
REGULAR SESSION MEETING**

MEETING MINUTES • July 3, 2019

I. CALL TO ORDER:

A. ROLL CALL:

- **Board Members Present:**
Rick Jordan • Vice-President
Richard Campbell • CFO
Rosalie Hayman • Secretary
- **Board Members Absent:**
Bob Jones • President
Natalie Trost • Secretary
- **Management / Other:**
Melissa Bell • The Management Trust
Mikki Cooper • The Management Trust

II. SPECIAL GUEST SPEAKER: Battalion Chief, Marty Holm • Rocklin Fire Department, attended the meeting and presented information on fire risk reduction and several other topics.

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.*

Motion to approve the consent agenda as presented. Resolved 3-0, motion carried.

- A. Affidavit of Notice • Posting Agenda**
- B. Previous Meeting Minutes:**
 - 1) May 6, 2019
- C. Committee Minutes**
 - 1) Architectural Committee Minutes
- D. Board/Finance Committee Review of April 2019 Financial Statements**
 - 1) Lien Resolution
 - 2) Small Balance Write Off = \$7.41 (11 accounts)
- E. May Expense Transfers = \$10,646.00**

IV. EXECUTIVE MEETING SUMMARY: *The Board will meet prior to the Regular Session Meeting and discussed the following matters:*

- A. Meet and Confer**
- B. Compliance Hearings:**
 - 1) Sports Equipment – Resolved





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- 2) Landscaping:
 - a. Weeds
 - b. Dead lawn / weeding
- C. Legal
- D. Personnel
- E. Private Matters
- F. Collections/Payment Plans/Settlements:
 - 1) Payment Plan • Approved
 - 2) Two (2) NOD • Approved

V. REPORTS:

- A. **ARC Committee:** Chair, Eric King, presented the July 17, 2019 architectural report:
 - 1) Landscaping Resubmittal • Approved
 - 2) Tree Removal • Approved
 - 3) Pool & Spa • Approved
 - 4) Exterior Paint • Five (5) Applications: (3) Denied, (2) Approved
 - 5) Solar Installation • Five (5) Applications: Approved
- B. **Finance Committee/CFO Report:** CFO Campbell presented the financial report summary ending May 31, 2019. Total operating balance \$420,489.65 (*includes PWB Checking = \$99,506.25 and PWB Money Market = \$320,983.40*). Total reserve balance \$5,167,308.35 (*includes PWB Reserves = \$617,646.79 and Morgan Stanley = \$4,549,661.56*). Year to date net income (loss) = \$66,990.90. Outstanding receivables: *There are 96 accounts on the delinquency report. Total amount includes past due assessments, interest, late fees and fines.*

VI. NEW BUSINESS:

- A. **Exterior Painting Appeal:** *Colors available at meeting*
 - 1) Lot U02L001 • 5200 Silver Peak: The architectural committee was unable to determine if the proposed colors matched the approved colors. When submitting paint colors from a manufacturer other than Kelly-Moore, samples from both manufacturers are required in order to make a comparison. An appeal was requested but the samples required were unable to be submitted. Management could only provide the proposed colors and the approved colors, we could not determine which colors the applicant was attempting to match, ***Motion to deny the proposed colors due to missing information. Resolved 3-0, motion carried.***
 - 2) Lot U39L025 • 3706 Abby Court: The architectural committee was unable to approve the proposed colors. The proposed colors were not on the approved list for Unit 39 and Unit 44. The applicant was requesting to repaint the home in the same color palette and therefore, the colors were not listed on Unit 39 but were listed on the Master List. The Board agreed to grandfather the color scheme and determined the proposed colors were a good match. ***Motion to approve the colors as submitted. Resolved 3-0, motion carried.***
- B. **No Trespassing Signs • Lot “Vacant”**
 - 1) Placement: Management requested direction on placement of the No Trespassing Signs around the vacant lot across from Black Oak Pool. A diagram was provided to the Board and will be emailed to the vendor. The Board also discussed purchasing extra signs to surround additional area.





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C. Additional Trash Receptacles • Hillcrest Pool

- 1) Placement: Management requested direction on placement of the trash receptacles at the Hillcrest pool. A diagram was provided to the Board and will be emailed to the vendor. An additional trash receptacle will be purchased and installed outside of the main pool gate.

VII. UNFINISHED (tabled) BUSINESS:

A. Financial Business:

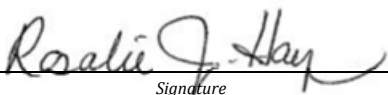
- 1) Reserve Study-Cost Centers
- 2) Open additional operating account – Morgan Stanley

VIII. OPEN FORUM:

- Unit 44 landscape upgrades
- Additional gym equipment
- Weed abatement
- Sidewalk cleaning
- Goat status
- Emergency access gate
- Park Drive maintenance

IX. ADJOURN: There being no further business to discuss, the meeting adjourned at **8:13 PM.**

Respectfully Submitted,

Signed 
Signature

Date August 5, 2019

Unofficial until approved and signed

Prepared by:

**Melissa Bell, CAMEx / CCAM
Executive, Association Manager**

