



WHITNEY OAKS COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING  
OCTOBER 19, 2011  
6:00 PM  
The Gables  
AGENDA

- I.** Call to Order/Roll Call:
- II.** Approval of Meeting Minutes:
  - a. September 21, 2011
- III.** Open Forum:

Open Forum is devoted to comments by homeowners and discussion of those comments. The law provides that except in the case of an emergency, no action may be taken upon a matter raised under this item of the agenda as an item upon which action may be taken. Please note that the Board has the authority to limit the time for individual comments.
- IV.** Manager's Report
- V.** Committee Reports:
  - a. Architectural Review Committee
  - b. Landscape Committee
  - c. Finance Committee
- VI.** Financial Reports:
  - a. Treasurers Report
  - b. Delinquencies
  - c. Lien Resolution & Authorizations to Lien
  - d. Bad Debt Write-Off
  - e. Reserve Expense Authorization
- VII.** Old Business:
  - a. WO2 2012 Budget Approval
  - b. Speed Control
  - c. Small Claims Procedures
  - d. Investment Policy Approval
- VIII.** New Business:
  - a. Approval of the ARC Roster
  - b. Grazing 2012
- IX.** Adjournment: The next Board of Directors meeting will be November 16, 2011 at 6:00 p.m. at the Gables in Springfield.

*The Board may meet in Executive Session for the purpose of discussing specific matters as allowed for by Civil Code Section 1363.05(b).*