



WHITNEY OAKS COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING  
DECEMBER 21, 2011  
6:00 PM  
The Gables  
AGENDA

- I.** Call to Order/Roll Call:
- II.** Approval of Meeting Minutes:
  - a. October 19, 2011
  - b. November 16, 2011 (Organizational Meeting)
- 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
- VI.** Financial Reports:
  - a. Treasurers Report
  - b. Delinquencies
  - c. Lien Resolution & Authorizations to Lien
  - d. Bad Debt Write-Off (Authorization for Small Claims Action)
  - e. Reserve Expense Authorization
- VII.** Old Business:
  - a. Grazing, 2012
  - b. Speed Control
- VIII.** New Business:
  - a. Defect Repairs Update
  - b. Collection Company Information
  - c. Approval of 2012 Annual Calendar
  - d. Review of Delegation of Authority (Hearings, etc.)
  - e. Board Goals and Mission Statement
  - f. Homeowner Request: Reimbursement for damage due to grazing
  - g. Wetland Inspection Report
- IX.** Adjournment: The next Board of Directors meeting will be January 18, 2012 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).*