



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

- I.** Call to Order/Roll Call:
- II.** Approval of Meeting Minutes:
  - a. August 17, 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
  - d. Community Speed Control Committee
- VI.** Financial Reports:
  - a. Treasurers Report
  - b. Delinquencies
  - c. Lien Resolution & Authorizations to Lien
  - d. Bad Debt Write-Off
  - e. Reserve Expense Authorization
  - f. Approval of Bank Statements
- VII.** Old Business:
  - a. Adopting/Changing Rules
    1. Approval of Delinquency Policy Revision
    2. Approval of Solar Panel Guidelines
- VIII.** New Business:
  - a. 2012 Budget Approval
  - b. 2012 Reserve Study Approval
  - c. Approval of 2010 Tax Returns
  - d. Approval of RFP for Landscape Contract
- IX.** Homeowner Correspondence:
  - a. Landscaping
  - b. Grazing
  - c. Grazing/Easement
  - d. Contest Dog Barking Complaint
- X.** Adjournment: The next Board of Directors meeting will be October 19, 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).*