



WHITNEY OAKS

WHITNEY OAKS COMMUNITY ASSOCIATION

BUSINESS MEETING MINUTES

April 20, 2011 - 6:00 p.m.

The Gables, Rocklin, CA

- I. **CALL TO ORDER:** The meeting was called to order at 6:00 p.m.
- II. **ROLL CALL:**
 - a. **DIRECTORS PRESENT:**

Stan Laderman	President
Eva McLain	Vice President
Julie Stadel	Secretary
Leon Schoenfeld	Treasurer
 - Director Absent:** Larry Nichols Director
 - b. **ALSO PRESENT:** Julia Plummer, Association Manager, and Brent Kocal, both of Kocal Management Group.
- III. **APPROVAL OF MINUTES:** *Upon a motion duly made and seconded (Leon Schoenfeld/Eva McLain) and unanimously carried, the minutes of the March 16, 2011 meeting were approved as submitted.*
- IV. **HOMEOWNER FORUM:** Eight homeowners were present at the meeting and addressed the Board.
- V. **MANAGER'S REPORT:** Julia Plummer, the Association Manager gave an update to all in attendance of the current activities of the association including Board decisions made in the previous executive session:
 - a. The Flying Mule Farm is conducting the grazing and due to unusual rain levels the weeds are taller than expected, therefore the project is delayed by a few weeks. More sheep are being added to the flock and the project will be completed by the end of June.
 - b. The Landscape Company will be performing weed abatement as per their contract, coinciding with the grazing schedule.
 - c. The City of Rocklin is responsible for and still working on the replacement of the missing monument signs; they should be installed very soon.
 - d. The resurfacing of the Hillcrest Pool should be complete in the first week of May. Additionally, the pools will open for the season on Memorial Day weekend. More tables and umbrellas have been ordered for the Black Oak pool. There will be a pool monitor on site during swim season and children in the pools will be asked to sit out of the pool for 15 minutes every hour.

VIII. OLD BUSINESS:

- a. **Black Oak Drive Speed Bumps:** Homeowner's present expressed the desire to have speed bumps installed on Black Oak Drive. A homeowner suggested that the speed bumps be placed between homes rather than in front of homes or driveways. The Board of Directors stated that they would be reviewing proposals during the executive board meeting which will reconvene upon completion of this meeting and will report their decision as to how they will proceed in the newsletter.
- b. **Skateboarding in the Community:** The Board asked Ms. Plummer to contact the homeowner who has complained about a neighbor skateboarding in the community and encourage them to discuss their concerns with their neighbor. Additionally, the Board requested that Ms. Plummer inform the complainant that the Board would facilitate an IDR hearing for the neighbors to discuss their concerns if they should choose as there are no provisions on the association governing documents that prohibit skateboarding. Ms. Plummer was also asked to contact the Rocklin PD to see if they will enforce Rocklin code violations within WOCA.
- c. **Radar Enforcement:** Julia Plummer stated that the ad-hoc committee that the Board voted to establish at their February meeting will have to be re-formed; a notice will be in the May newsletter asking homeowners to participate. Julie Stadel, Secretary of the Board and Bonnie Laderman, ARC Chair both agreed to serve on the committee.
- d. **Hillcrest Property Line Fence Update:** As stated during the manager's report, Julia Plummer has obtained proposals to install a cinderblock wall on the property line between Rocklin High School and WOCA. Ms. Plummer will schedule a meeting with the RSD soon to discuss what the next steps will be.
- e. **Upgrading Springfield Gate(s) Memory:** Eva McLain reported that the Springfield Board of Directors did not approve placing a survey in the Springfield newsletter asking whether all Springfield residents would like access to all Springfield gates. The Board of Directors for WOCA decided to not pursue this matter any longer.

IX. NEW BUSINESS:

- a. **Year-End Financial Statement:** The Board reviewed the year-end financial statement and Leon Schoenfeld, CFO of the Board and Don Biddle, Chairman of the Finance Committee had both reviewed the statement and felt no changes were needed. *Upon a motion duly made and seconded (Leon Schoenfeld/Eva McLain) and unanimously carried, the Board approved the year-end financial statement for distribution to all WOCA homeowners as provided in California Civil Code.*

X. HOMEOWNER CORRESPONDENCE:

The Board reviewed homeowner correspondence provided for informational purposes.

- XI. **ADJOURNMENT:** There being no further item of business to discuss and *upon a motion duly made and seconded (Leon Schoenfeld/Eva McLain) and unanimously approved, the meeting was adjourned at 7:17 p.m.*

The next Board of Director's meeting will be May 18, 2011 at 6:00 p.m. at the Gables.

During the Executive Session of the April 20, 2011 Board of Directors meeting the following was discussed:

- a. Small Claims Court Authorization
- b. Formation of Third Party Contracts
- c. Homeowner Requests Re: Assessments
- d. Bad-Debt Write-Off

I, Julie Stadel, the Secretary of the Whitney Oaks Homeowners Association, do hereby certify that the foregoing is a true and correct copy of the Minutes of the Whitney Oaks Board of Directors Meeting held on April 20, 2011 as approved by the Board Members in attendance of a duly noticed Board meeting.


Julie Stadel, Secretary

Date

5-18-11