

**WHITNEY OAKS COMMUNITY ASSOCIATION
BUSINESS MEETING MINUTES**

**August 17, 2011 - 6:00 p.m.
The Gables, Rocklin, CA**

- I. CALL TO ORDER:** The meeting was called to order at 6:05 p.m.
- II. ROLL CALL:**
- a. **DIRECTORS PRESENT:**
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| Stan Laderman | President |
| Eva McLain | Vice President |
| Julie Stadel | Secretary |
| Chris Willsher | Treasurer |
- b. **ALSO PRESENT:** Julia Plummer, Association Manager, and Brent Kocal, Vice President of Community Management, Kocal Management Group.
- c. President Stan Laderman announced that regrettably Leon Schoenfeld resigned from the Board of Directors.
- III. APPROVAL OF MINUTES:** *Upon a motion duly made and seconded (Eva McLain/Julie Stadel) and unanimously carried, the minutes of the July 20, 2011 meeting were approved as written.*
- IV. HOMEOWNER FORUM:** Twelve homeowners were present at the meeting and some addressed the Board about weed abatement behind Newland Heights and Skateboarding regulations.
- 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:
- The Speed Control Committee will give a report during the meeting, but has received many emails with speed control suggestions from homeowners.
 - The Board approved a proposal to perform asphalt reconstruction on Pioneer Way. We anticipate that the work will be performed in September.
 - The painting of the pool area wrought iron fencing and buildings and many common areas has begun. A POD will be placed in front of the Hillcrest Pool to store the exercise equipment in while the remodeling of the fitness center is being performed.
 - There has been a lot of vandalism at the Black Oak pool this year and the Board will discuss what measures can be taken to increase security at the pool during this meeting.

VI. COMMITTEE REPORTS:

- a. **Architectural Review Committee:** Bonnie Laderman, chair of the ARC was present and provided an update on ARC activities.
- b. **Landscape Committee:** There were no members of the Landscape Committee present at the meeting but Julia Plummer stated that they have been working very hard on landscape projects throughout the community including the completion of the Vivien Way drainage swale, color-spot planting at all gates, and frequent gate inspections.
- c. **Finance Committee:** The Finance Committee did not meet in August so there was nothing to report. However, Chris Willsher was introduced as accepting the position of the WOVA Treasurer on the Board of Directors.
- d. **Traffic Control Ad-Hoc Committee:** Julie Stadel was present and gave an update on committee progress. Julia Plummer was asked to see if the City of Rocklin PD will monitor the streets if the speed limit is increased and whether the CHP would charge to patrol the streets.

VII. FINANCIAL REPORT:

- a. **Treasurers Report:** Julia Plummer reviewed and provided all present with a verbal/thorough financial report for July, 2011 and year-to-date activity including that currently the association's expenses are currently approximately 14% below budget.
- b. **Delinquencies:** The Board was provided information about delinquencies having received the AR report followed by an explanation/breakdown by Julia Plummer.
- c. **Lien Resolution:** *Upon a motion duly made and seconded (Eva McLain/ Chris Willsher) and unanimously approved, the Board of Directors voted to approve all lien requests as submitted.*
In accordance to Civil Code 1367.1 the Board of Directors hereby authorizes and instructs the Association's collection service to record a lien in the full amount of unpaid assessments, late charges, interest, and collection fees and costs against that property owned by the member(s) listed on the association's delinquency report dated August 1, 2011 and who are, or become, delinquent in their assessments beyond 60 days. This authorization shall only apply to those members who have been properly noticed of their delinquent assessment and of their rights as delinquent members in accordance to Civil Code 1367.1. The Board further authorizes any director to sign and date any and all lien authorization forms as may be required for those delinquent members so noted in these minutes as identified by their association account number: 2011-4972, 2011-4973, 2011-4967, 2011-4966, 2011-4969, 2011-4768, 2011-4770, 2011-4769, 2011-4767, 2011-4968.
- d. **Bad Debt Write-Off:** *Upon a motion duly made and seconded (Eva McLain/ Chris Willsher) and approved by a vote of 3/1 (Julie Stadel opposed), the Board of Directors voted to approve the bad debt write off of account 48714 for \$189.50 and account 468271 for \$101.50.*

VIII. OLD BUSINESS:

- a. **Weed Abatement:** Homeowner's who live on Newland Heights requested that the Board approve full weed abatement of their lots as their lots were

grazed last year. It was discussed that the lots were grazed in 2010 but were not a part of the grazing contract in either 2010 or 2011 as the lots are the responsibility of the individual homeowners. It was also stated that because the lots had been grazed in 2010, it was reasonable for the homeowners to believe that their lots would be grazed in 2011. *Eva McLain made a motion, seconded by Stan Laderman, that the association to perform full weed abatement on all areas that are typically only string trimmed for fire suppression and to fully weed abate the lots of the homes on Newland Heights for a total cost of \$6,395.00. Chris Willsher and Julie Stadel opposed, and the motion did not pass. Eva McLain made a motion, seconded by Stan Laderman, that the Association fully weed-abate the lots of the homes on Newland Heights for a cost of \$2,310.00. Chris Willsher and Julie Stadel opposed, and the motion did not pass.*

*That were
grazed in
2010*

- b. **Investing Interest:** Julia Plummer explained that prior to his resigning, she was working with Leon Schoenfeld to determine expected costs for the rest of 2011 so that investments can be made to mature appropriately to cover expenses. The conclusion was that the money in the reserves general account that is currently not earning interest can be placed in a 3-month CD at Wells Fargo and the money in the Operating Account that is not earning interest can be transferred back into a money market account at Pac West without exceeding FDIC limits so that the money is fully insured. *Upon a motion duly made and seconded (Julie Stadel/Chris Willsher) and unanimously passed, the Board authorized that the money be invested as outlined above.*
- c. **The Highlands Pedestrian Gate (Pebble Beach):** At their July meeting the Board authorized Julia Plummer to petition the City of Rocklin to reverse the City Council Resolution that prevented a pedestrian gate from being installed into the neighborhood. However, the cost to the association to do so was not authorized. *Upon a motion duly made and seconded, (Eva McLain/Chris Willsher) and unanimously carried, the Board voted to petition the City to remove the resolution that prohibits the pedestrian gate from being installed at a cost not to exceed \$4,800.00.*
- d. **Adopting/Changing Rules:**
 1. **Approval of New Pool Rules:** As provided by California Civil Code, the proposed new pool rules were published to the membership in the July newsletter allowing homeowner 30-days to respond in favor or against the adoption of the rules. Having no objections from WOCA homeowners and *upon a motion duly made and seconded (Eva McLain/Julie Stadel) and unanimously carried, the Board voted to adopt new pool rules for the Whitney Oaks Community Association.*
 2. **Prohibiting Skateboarding in the Community.** The Board discussed whether they wanted to propose a rule change to the community that would prohibit skateboarding within the community. After having placed an article in the newsletter asking for homeowner feedback and considering the feedback received, *upon a motion duly made and seconded (Julie Stadel/Eva McLain) and carried by a vote of 3/1 (Chris Willsher was not present for the vote) the*

Board voted to not go forward with limiting skateboarding in the Whitney Oaks Community Association.

IX. NEW BUSINESS:

- a. **Adopting an Investment Policy:** The Board of Directors reviewed the Investment Policy prepared with the approval of the Finance Committee and *upon a motion duly made and seconded (Eva McLain/Julie Stadel) and unanimously carried, the Board voted to publish the proposed Investment Policy to the homeowners as provided by California Civil Code for review and comment. The Board will vote on the adoption of the policy at their October meeting.*
- b. **Pool Monitor at the Black Oak Pool:** The Board discussed the increase in vandalism at the Black Oak Pool and the need for it to be monitored by security more often. *Stan Laderman made a motion, seconded by Eva McLain, to have Green Valley Security provides an additional security guard to be a full-time monitor at the Black Oak Pool for an additional fee equal to what is currently being paid for one monitor. Chris Willsher and Julie Stadel opposed and the motion did not carry. On a motion duly made and seconded (Chris Willsher/Julie Stadel) and unanimously carried, the Board voted to have the current pool monitor split his time equally between the Hillcrest Pool and Black Oak Pool.*
- c. **Assign Inspector of Elections:** Stan Laderman announced that Pat March has agreed to accept the position of Inspector of Elections. *Upon a motion duly made and seconded (Eva McLain/Stan Laderman) and unanimously carried, Pat March was assigned Inspector of Elections for the 2011/2012 Election of Directors.*
- d. **Nominating Committee:** Stan Laderman announced that the Nominating Committee will be Bill ~~Beck~~, Sharon Theofelis and Julie Stadel. *Boeck*
- e. **The Great Kocal Cover-Up:** Julia Plummer explained that the Great Kocal Cover-Up is a coat and blanket drive that will be held in October. Julia asked permission to have a donation barrel placed in the fitness room the week of October 17th and to place an article in the WOCA newsletter about the coat/blanket drive. *Upon a motion duly made and seconded (Chris Willsher/Julie Stadel) and unanimously carried, the Board voted to allow Kocal Management to place a donation barrel in the fitness room and an article in the newsletter about the Great Kocal Cover-Up.*


- X. ADJOURNMENT:** There being no further item of business to discuss, *upon a motion duly made and seconded (Julie Stadel/Eva McLain) and unanimously approved, the meeting was adjourned at 7:45 p.m.*

The next Board of Director's meeting will be September 21, 2011 at 6:00 p.m. at the Gables.

In an Executive Session of the Board of Directors on August 17, 2011 the following was discussed:

- a. Legal Matters
- b. Third Party Contracts
- c. Personal Matters

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 August 17, 2011 as approved by the Board Members in attendance of a duly noticed Board meeting.



Julie Stadel, Secretary

Date 9-21-11