

**WHITNEY OAKS COMMUNITY ASSOCIATION**  
**MINUTES OF THE GENERAL SESSION BOARD OF DIRECTORS MEETING**  
**HELD January 20, 2010 AT 6:00 P.M.**  
**Whitney Oaks Golf Club, Rocklin, CA**

**CALL TO ORDER:** The meeting was called to order at 6:15 p.m.

**DIRECTORS PRESENT:** Chris Eatough, Ken Morrow, Stan Laderman, Eva McLain and Leon Schoenfeld

**DIRECTORS ABSENT:** None

**ALSO PRESENT:** Monique Gardner of Kocal Management Group and a number of Association Members.

The Board determined quorum for the meeting.

The Board met in executive session on Dec. 10, 2009 and Jan. 20, 2010 to discuss legal matters, contract, disciplinary actions and Foreclosure resolutions for the following homes listed by APN number: 377-170-052,377-160-006,368-180-035,376-050-001,368-180-003,376-020-010,376-030-002,374-140-018,376-060-001.

**APPROVAL OF THE MINUTES:** *A motion was made by Director Morrow, seconded by Director Laderman to approve the minutes of the general session board meeting of Sept. 16, 2009 and the Oct. 27, 2009 Special board meeting minutes In Favor: C. Eatough, K. Morrow, S. Laderman and L. Schoenfeld Abstain: E. McLain Motion Passed.*

**MANAGERS REPORT:** Monique Gardner gave her manager's report in writing to the Board, which included a site review summary. The Manager also informed the Board and Members of the business and Professional Code Disclosure attached to these minutes.

**COMMITTEE REPORTS:**

**Architectural Review Committee:** Bonnie Laderman – Gave a report on how many applications were approved or denied for the months of Dec. and Jan.

**Landscape Committee:** The committee reported to the Board that they are going over the projects that they would like to complete in 2010 items like, water conservation. Drought tolerant plants and removing the grass in the orchard area and putting in Bark. E. McLain thanked the committee for looking into drought tolerant plants. It was commented that the ARC Committee and the Landscape Committee should get together and put a list of drought tolerant plants together that can be sent to the homeowners.

**Finance Committee: No Report**

**Financial Reports:** The CFO passed out his accounting of the financial report (attached) Also given to the Board is a copy of the managements accounting, that is available for review by all homeowners.

A. **Resolution for delinquent accounts:** *On a motion made by Director Morrow and seconded by Director Laderman, the Board agreed by unanimous consent the following:*

In accordance to Civil Code 1367.1 the Board of Directors hereby authorized 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 Dec. 31, 2009 and who are, or become, delinquent 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 (report attached)

**ACTION ITEMS:**

- a. **Confirm all Committee Members:** The Board reviewed all committee members. *A motion was made by Director Laderman, seconded by Director Morrow to confirm all committee members as read. All in favor. (List attached)*
- b. **Fitness Equipment Quote:** The Board reviewed the bids from Fitguard for new and refurbished equipment. After a discussion; *A motion was made by Director McLain, seconded by Director Morrow to approve the bid for the refurbished, heavy commercial equipment not to exceed 10,000.00. All in favor.*
- c. **Bollard Bid for the end of Pebble Beach:** The Board reviewed the bid and felt that they needed more information. Tabled to the next meeting.
- d. **Sidewalk and curb bid for 4060 Coldwater Dr.:** The Board reviewed the bids. After a discussion. *A motion was made by Director Laderman, seconded by Director Morrow to approve the bid from Rescue Concrete. All in favor.*
- e. **Gutter and curb bid for 3764 Coldwater Dr.:** The Board discussed the bid and asked Management to get a bid from Rescue Concrete.
- f. **Bids to replace missing stone ledge at the fitness center:** The board reviewed the bids. *A motion was made by Director McLain, seconded by Director Laderman to approve the bid from NorCal Restoration. All in favor.*
- g. **Bid to install a fence at the end of Chasen Ct.:** Tabled to another time.
- h. **Bad Debt Write Off:** The Board reviewed the bad debt. *A motion was made by Director McLain, seconded by Director Morrow to write off 3,043.50 in bad debt. All in favor.*
- i. **New Format for Board Meeting Agenda's:** The Board reviewed the proposal from Director Schoenfeld for a new format for the agenda. At this time the Board does not feel that a new format is needed.

**Discussion Items**

Director K. Morrow talked to the Board about the positive effects of using goats and sheep for weed abatement. The Board would like to have the sheep herder come to the next meeting to answer questions.

**Update:**

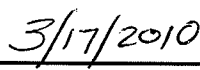
Trails and Drainage Issues: The board gave an update on the trails and v-ditches; they informed the homeowners that they are moving forward with the case.

**OPEN FORUM:** During open forum, Members made comments, asked questions and noted concerns regarding the following items: Cost of the litigation, ADA requirements, new law regarding drought tolerant plants.

**NEXT MEETING DATE:** The next meeting will be Feb. 17, 2010 at 6:00 PM at the Whitney Oaks Golf Club – Annual Meeting

**ADJOURNMENT:** There being no further items of business to discuss, the meeting was adjourned at 8:15pm.

  
Board/Member

  
Date