



WHITNEY OAKS

WHITNEY OAKS COMMUNITY ASSOCIATION BUSINESS MEETING MINUTES

June 15, 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
 - b. **ALSO PRESENT:** Julia Plummer, Association Manager, Kocal Management Group.
- III. **GRAZING UPDATE:** Board President Stan Laderman introduced Dan Macon of the Flying Mule Farm and he answered questions and gave a presentation about the grazing project.
- IV. **APPROVAL OF MINUTES:** *Upon a motion duly made and seconded (Eva McLain/Leon Schoenfeld) and unanimously carried, the minutes of the June 15, 2011 meeting were approved as submitted.*
- V. **HOMEOWNER FORUM:** Ten homeowners were present at the meeting and addressed the Board.
- VI. **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 Speed Control ad-hoc committee has met and will meet again soon.
 - b. The pools are open and are getting a lot of use.
 - c. The Board will be reviewing pool rules tonight to determine any needed changes and will proceed as outlined by the California Civil Code if the rules are to be changed.
 - d. The engineering study on the asphalt of Pioneer Way has been received and the Board will determine how to move forward in the near future.
 - e. The pool areas and many common areas will be painted in the near future and the Hillcrest fitness center will be re-carpeted and painted soon.
 - f. The installation of the speed bumps on Black Oak has been completed.
 - g. The Bear River Canal repair has been finalized and we are back to normal water supplies. All planting that had been postponed due to the water shortage will be done soon.

VII. COMMITTEE REPORTS:

- a. **Architectural Review Committee:** The ARC had yet to meet in June as their meeting is held the third Tuesday of the month.
- b. **Landscape Committee:** There were no members of the Landscape Committee present at the meeting.
- c. **Finance Committee:** CFO Leon Schoenfeld gave the Finance Committee Report.
- d. **Traffic Control Ad-Hoc Committee:** Julie Stadel reported that the committee met and discussed traffic control procedures within the community and will meet again in the near future. The committee will present traffic control recommendations to the board in the near future.

VIII. FINANCIAL REPORT:

- a. **Treasurers Report:** Treasurer Leon Schoenfeld reviewed the financial report for May, 2011. Mr. Schoenfeld stated that he would like the Board to make investment decisions in the very near future for the money that was moved from an interest bearing account to a non-interest bearing account (to meet FDIC guidelines). The Board will revisit this when more information is available.
- b. **Delinquencies:** The Board was provided information about delinquencies having received the AR report followed by an explanation/breakdown by Leon Schoenfeld.
 - i. **Bad Debt. Write-Off:** *Upon a motion duly made and seconded (Eva McLain/Leon Schoenfeld) and unanimously carried, the Board voted to write off the bad debt for account numbers 468215 & 586454.*
- c. **Lien Resolution:** *Upon a motion duly made and seconded (Eva McLain/Leon Schoenfeld) 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 June 9, 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: 376040007: 3680090012.

IX. OLD BUSINESS:

- a. **Grazing Update:** The grazing update was given during the homeowner forum.
- b. **Pioneer Way Engineering Study:** Julia Plummer reported that the Board of Directors discussed the Geotechnical Engineering Study for Pioneer Way which was prepared by EarthTec. The Board asked Julia Plummer to

obtain a proposal to perform necessary repairs/replacement to the street and after having received the proposal the Board will decide how to move forward.

- c. **The Highlands Homeowner's Petition- Pedestrian Gate:** Homeowners in the Highland's neighborhood of Whitney Oaks had petitioned the Board to have a pedestrian gate installed. After research it was discovered that the Rocklin City Council had voted to not have a pedestrian gate at the entrance of the Highland neighborhood to allow for public easement/access. The homeowners on Pebble Beach are still working on this and Julia Plummer will report back with more information at the July meeting.
- d. **Designating Reserve Interest:** Leon Schoenfeld spoke about paying income taxes with undesignated reserve interest as provided by law. *On a motion duly made and seconded (Stan Laderman/Julie Stadel) and unanimously carried, the Board voted to re-label the WO2 fund and designate it an undesignated reserve interest for the purpose of paying income taxes.*

X. **NEW BUSINESS:**

- a. **Electronic Communications with Homeowners:** The Board discussed the possibility of offering electronic communication (via mailing) with homeowners. *Upon a motion duly made and seconded (Leon Schoenfeld/Julie Stadel) and unanimously carried, the board voted to send a consent form in the next newsletter to all homeowners to see how many would be interested in receiving communication electronically in lieu of by US mail.*
- b. **Springfield Garage Sale:** Homeowner's were present in support of Springfield having a community wide garage sale. *Upon a motion duly made and seconded (Eva McLain/Julie Stadel) and unanimously carried, the board voted to allow Springfield residents to have a community wide garage sale on September 19, 2011 from 8:00 – 3:00 p.m. All Springfield gates are to be left open during the garage sale hours.*
- c. **Adopting/Changing Rules:**
 - i. **Procedure to adopt/change rules:** Julia Plummer explained the procedure to adopt or change association rules as defined by the Davis Sterling Act.
 - ii. **Proposed rule adoptions/changes:**
 - 1. **Interest in AR (Collection Policy Change):** Upon a motion duly made and seconded (Leon Schoenfeld/Eva McLain) and unanimously carried, the Board voted to have Julia Plummer draft a policy that would allow the association the ability to charge interest on outstanding debt 30-days past due or longer for the Board to review at their July meeting.
 - 2. **Revision of Pool Rules:** The Board reviewed proposed pool rule changes and *upon a motion duly made and seconded (Julie Stadel/Leon Schoenfeld) and unanimously approved, instructed Julia Plummer to send the proposed pool rules to all homeowners per the Davis Sterling Act.*

The Board will vote to adopt the new rules at the August business meeting of the Whitney Oaks Board of Directors

3. **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. Julia Plummer was asked to research the cost of signs to present the information to the Board at the next meeting.
4. **Solar Installation Guidelines:** The Board reviewed the solar installation guidelines of another association and reviewed the association attorney's recommendation for solar guidelines. Upon a motion duly made and seconded (Leon Schoenfeld/Eva McLain) and unanimously carried, the Board voted to accept the attorney's write-up and have Julia Plummer prepare a draft of solar installation guidelines with the information obtained from the Attorney. The Board will review the draft guidelines at the July meeting.

XI. HOMEOWNER CORRESPONDENCE:

The Board reviewed homeowner correspondence provided:

- a. **Homeowner Concern: Drainage:** The Board reviewed a letter from a homeowner who is concerned about drainage around the property that he is building his home on. The Board also discussed other association drainage concerns that may cause water to run over sidewalks. *Upon a motion duly made and seconded (Leon Schoenfeld/Julie Stadel) and unanimously carried, the Board voted to allocate \$2,000.00 for services rendered to protect people from injury as a result of water flowing over sidewalks and asked Julia Plummer to investigate the homeowner drainage concerns.*
- b. **Fence Repair: Tree Removal:** The Board reviewed a letter from a homeowner who would like a tree in the common area removed and the fence repaired because of damages from the tree roots. The Board asked Julia Plummer to get a price from an arborist for the board to revisit at the July meeting.
- c. **Bees at the Black Oak Pool:** Julia Plummer asked that this item be added to the agenda as homeowner reported (on the day of the meeting) that bees were swarming at the Black Oak Pool because of the flowering plants that align the pool and walkway and many people had been stung. *Upon a motion duly made and seconded, (Leon Schoenfeld/Julie Stadel) and unanimously carried, the Board voted to remove all plants attracting bees at the Black Oak Pool as soon as possible.*

- XII. ADJOURNMENT:** There being no further item of business to discuss and *upon a motion duly made and seconded (Eva McLain/Julie Stadel) and unanimously approved, the meeting was adjourned at 8:45 p.m.*

The next Board of Director's meeting will be July 20, 2011 at 6:00 p.m. at the Gables.

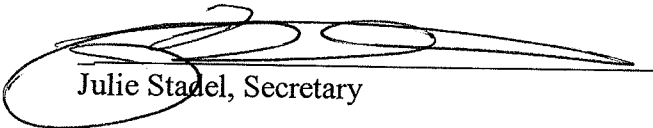
In an Executive Session of the Board of Directors on June 7, 2011 the following was discussed:

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

In an Executive Session of the Board of Directors on June 15, 2011 the following was discussed:

- a. Legal Matters
- b. Third Party Contracts

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 June 15, 2011 as approved by the Board Members in attendance of a duly noticed Board meeting.


Julie Stadel, Secretary

Date

7-20-11