



WHITNEY OAKS COMMUNITY ASSOCIATION
BUSINESS MEETING MINUTES
March 16, 2011 - 6:00 p.m.
The Gables, Rocklin, CA

- I. **CALL TO ORDER:** The meeting was called to order at 6:12 p.m.
- II. **ROLL CALL:**
a. **DIRECTORS PRESENT:**
- | | |
|-----------------|----------------|
| Stan Laderman | Vice President |
| Eva McLain | Secretary |
| Leon Schoenfeld | Treasurer |
- Director Absent:** Julie Stadel Director
- b. **ALSO PRESENT:** Julia Plummer, Association Manager, and Brent Kocal, both of Kocal Management Group.
- III. **ANNOUNCEMENT:** Stan Laderman announced that Chris Eatough resigned from the Board of Directors effective immediately and that the Board of Directors will follow all guidelines as set forth by the Association By-Laws in filling the vacant Board of Director's seat.
- IV. **APPROVAL OF MINUTES:** *Upon a motion duly made and seconded (Leon Schoenfeld/Eva McLain) and unanimously carried, the minutes of the February 23, 2011 meetings were approved as submitted.*
- V. **HOMEOWNER FORUM:** Seven 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:
- The Board approved an insurance policy with InterWest Insurance; the new policy will take effect March 15, 2011.
 - The Board approved a grazing contract with The Flying Mule Farm. The grazing will begin the week of March 20th, 2011.
 - The Landscape Company will be performing weed abatement as per their contract, coinciding with the grazing schedule.
 - The City of Rocklin is responsible for and still working on the replacement of the missing monument signs.
 - The resurfacing will take place as soon as weather permits.
 - Julia Plummer has spoken with Larry Stark, the Executive Director of Facilities and Operations of the Rocklin Unified School District about the

replacement of the fence that separates the high school from the WOCA community. Both parties (WOCA and the RSD) agree that a permanent fence should be installed and that they would work together to do so.

- g. An engineering study will be performed on the asphalt of Pioneer Way soon to determine the cause of the asphalt failing.
- h. The bark in the common areas will be refreshed soon.
- i. We are currently seeking proposals to perform the painting of many of the association common areas as outlined in the association reserve study.
- j. The fitness center will be re-carpeted and painted soon.
- k. The fire extinguished, door mats and restroom door signs have been replaced in the fitness center. The fire extinguisher and the glass box that contains the extinguisher were vandalized.
- l. There is an increase in negative activity on Black Oak Drive including vandalism and drivers speeding on the street. The Board will discuss this during the meeting as it is on the agenda.

VII. COMMITTEE REPORTS:

- a. **Architectural Review Committee:** Bonnie Laderman, chair of the ARC gave a report on the current activities of the committee.
- b. **Landscape Committee:** There were no members of the Landscape Committee present at the meeting.
- c. **Finance Committee:** Board member and Association CFO Leon Schoenfeld gave an update on the Finance Committee activities on behalf of the Finance Committee.

VIII. FINANCIAL REPORT:

- a. **Treasurers Report:** Treasurer Leon Schoenfeld reviewed the financial report from February, 2011 and explained that the association is under budget year-to-date in spending but that the “expensive time of year” is up coming. Mr. Schoenfeld also stated that approximately \$3,000.00 in February association dues is delinquent.

Mr. Schoenfeld read emails he had received from the association’s financial advisor and Don Biddle, chairman of the finance committee recommending how the proceeds from the sale of the bonds should be invested.

Upon a motion duly made and seconded (Leon Schoenfeld/Eva McLain) and unanimously approved the Board of Directors voted to invest the proceeds of the bonds into laddered, short term CD’s (with maturity dates no later than 3-years from the date of investment) and to allow Leon Schoenfeld the authority to investigate banks recommended by the association’s investment advisor (Paul Cutter, USB) and approve specific CD purchases while meeting all guidelines as set forth by the association’s investment policies.

- b. **Delinquencies:** *Upon a motion duly made and seconded (Stan Laderman/ Eva McLain) and unanimously approved, the Board of Directors voted to approve the delinquency report as submitted.*
- 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 March 2, 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: 2011-3903, 2011-3904, 2011-3905, 2011-3906

IX. OLD BUSINESS:

a. Ratify Board of Directors e-mail Votes:

- i. **Grazing Contract:** *Upon a motion duly made and seconded (Eva McLain/Stan Laderman) and unanimously approved, the Board of Directors voted to ratify their e-mail vote for the approval of the grazing contract with The Flying Mule Farm.*
- ii. **Insurance Policy:** *Upon a motion duly made and seconded (Stan Laderman/Eva McLain) and unanimously approved, the Board of Directors voted to ratify their e-mail vote for the approval of the new insurance policy with InterWest Insurance.*
- iii. **Hill Crest Pool Re-plastering Contract:** *Upon a motion duly made and seconded (Stan Laderman/Eva McLain) and unanimously approved, the Board of Directors voted to ratify their e-mail vote for the approval of the contract with Serrano Pools to re-plaster the Hillcrest Pool.*

b. 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 newsletter asking homeowners to participate. Julia Plummer will, per the Board of Director's instructions continue to work with the City of Rocklin in an effort to have WOCA become a part of the municipal code (for policing purposes) but she explained that with WOCA being a gated community the chances are not likely. The Board asked Julia Plummer to obtain proposals to install speed-bumps on Black Oak as there have been many complaints regarding speeding on the street. The Board also asked Julia Plummer to place an article in the newsletter informing homeowners that the Board will be discussing installing speed bumps on Black Oak drive at their April meeting.

c. Hillcrest Property Line Fence Update: As stated during the manager's report Julia Plummer has spoken with Larry Stark, the Executive Director of Facilities and Operations of the Rocklin Unified School District about the replacement of the fence that separates the high school from the WOCA community. Both parties (WOCA and the RSD) agree that a permanent fence should be installed and that they would work together to do so. Julia Plummer is currently seeking proposals to build a cinderblock wall on the property line, per the school districts suggestion.

- d. **Upgrading Springfield Gate(s) Memory:** Julia Plummer stated that some Springfield residents have expressed a desire to have access to all Springfield communities via their gate remotes. Ms. Plummer obtained proposals to add memory to the gate operating systems which will need to be done if all Springfield residents are to have access to all Springfield gates via their remotes. *Upon a motion duly made and seconded (Leon Schoenfeld/Eva McLain) and passed by a vote of 2/1 (Stan Laderman Nay) the Board voted to have Ms. Plummer contact the Springfield Board of Directors to ask if they would be willing to place a survey in the Springfield newsletter to see if Springfield residents would like to have access to all gates.*
- e. **Grazing Update:** Julia Plummer stated that she met with Jim Gibson, the wet-land consultant hired by the Conservancy, Chris Vergers, the Whitney Oaks Golf Club Manager, and Dan Macon the owner of the Flying Mule Farm (grazing contractor). All parties are comfortable with the grazing plans and communication between all parties has been very productive. The grazing will begin on approximately March 21st and will take place through June 30th. Ms. Plummer has provided a grazing schedule to Springfield Management and has provided the grazer with the addresses and parcel maps of the two homeowners who did not want their lots grazed.

X. **NEW BUSINESS:**

- a. **Skateboarding in the Community:** Julia Plummer stated that she has received several complaints from a homeowner about skateboarders in the community. The homeowner thinks that skateboarding is dangerous and should not be allowed in the community. The Board asked Ms. Plummer to contact the homeowner and encourage them to discuss their concerns with their neighbor (the skateboarder) as there are no provisions on the association governing documents that prohibit skateboarding.
- b. **Homeowner Request: Access to all Springfield gates via Remote:** The Board reviewed a request by a Springfield Homeowner who stated that they visit several gated communities within Springfield and find it difficult to get access to all gate boxes without getting out of the car. *Upon a motion duly made and seconded (Stan Laderman/Eva McLain) and unanimously carried, the Board voted to allow the homeowner to have access to all Springfield gates via remote.*
- c. **AB2016: Request for Notice of Trustee Sale:** The Board reviewed a document provided by Angius & Terry regarding AB2016 wherein banks would be responsible for contacting the association within fifteen days of when a deed was transferred on a property. Angius and Terry provided a proposal for \$1,150.00 to file a request listing all lot numbers within the community so that WOCA would be notified more expediently of deed transfers. The Board discussed that if banks do not report deed transfers to the Association as required by this Assembly Bill, there are no repercussions to the bank. *Upon a motion duly made and seconded (Stan Laderman/Eva McLain) and unanimously approved, the board voted to not have Angius & Terry file on the associations behalf.*

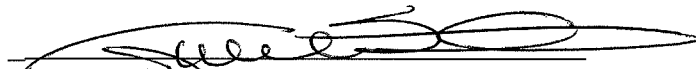
XI. ADJOURNMENT: There being no further item of business to discuss and upon a motion duly made and seconded (Stan Laderman/Eva McLain) and unanimously approved, the meeting was adjourned at 7:37 p.m.

- The next Board of Director's meeting will be April 20, 2011 at 6:00 p.m. Location to be announced.

During the Executive Session of the March 16, 2011 Board of Directors meeting the following was discussed:

- a. Lawsuit Update
- b. Authorization to Foreclose
- c. Small Claims Court Authorization
- d. Formation of Third Party Contracts:
- e. Homeowner Request/Assessment Late Fee Waiver

I, Eva McLain, 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 March 16, 2011 as approved by the Board Members in attendance of a duly noticed Board meeting.


Eva McLain, Secretary

Julie Stadel

4-20-11
Date