

**WHITNEY OAKS COMMUNITY ASSOCIATION**  
**MINUTES OF THE GENERAL SESSION BOARD OF DIRECTORS MEETING**  
**HELD March 17, 2010 AT 6:00 P.M.**  
**Whitney Oaks Golf Club, Rocklin, CA**

**CALL TO ORDER:** The meeting was called to order at 6:16 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 March 3, 11 and 17, 2010 to discuss legal matters, contracts, disciplinary action and foreclosure resolutions on the following homes: 374-170-013, 377-160-005, 368-160-031, 377-150-008, 374-200-012, 377-100-013, 368-270-015, 376-060-003.

**APPROVAL OF THE MINUTES:** *A motion was made by Director McLain, seconded by Director Laderman to approve the minutes of the general session board meeting of Feb. 17, 2010 All in Favor. Motion Passed.*

**MANAGERS REPORT:** Monique Gardner gave her manager's report in writing to the Board, which included a site review summary.

**COMMITTEE REPORTS:**

**Architectural Review Committee:** Bonnie Laderman – Gave a report on how many applications were approved or denied for the month of March.

**Landscape Committee:** The committee reported to the Board that they have been working on the water audit as the bids came in very high, some of the gates are in need of new types of plants and they are working on finding new plants, they are working with the landscapers to show them how to prune the gates correctly, they also reported that they are very pleased with BLM and they have had good communication with them.

**Finance Committee: No Report**

*A. Charter- On a motion made by Director Morrow and seconded by Director McLain, the Board accepted the attached Finance Committee Charter. All in favor. Motion Passed.*

**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 Laderman and seconded by Director Schoenfeld, 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 Feb. 28, 2010 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. **Landscape Bids:** The Board reviewed the bids. *A motion was made by Director McLain, seconded by Director Laderman to approve the bids for removing and replanting the trees at gate 11 that were damaged. All in favor. Motion Passed.*  
*A motion was made by Director Schoenfeld, seconded by Director Morrow to approve the bid to make improvements to the front yard on Kensington Dr. All in favor. Motion Passed.*
- b. **Speeding Program:** The Board discussed the speeding program and how it worked in the past. Management reported that she is receiving many calls from homeowners who are complaining about the speeding. *A motion was made by Director Laderman, seconded by Director McLain to have security come back into the community and clock the speeds of the motorist with the radar gun. All in favor. Motion Passed.*
- c. **Bad Debt Write Off:** The Board reviewed the reports of bad debt from foreclosed homes. *A motion was made by Director Schoenfeld, seconded by Director Morrow to write off the bad debt of \$2838.00. All in Favor, Motion passed.*

#### **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.

Fire Suppression: Director Morrow informed the homeowners that the grazing contract had been approved and that the goats and sheep would be in the community by the end of the month.

#### **CONFIRMATION ITMES:**

These are items that the Board has approved since the last meeting by unanimous written consent.

- a. Approved the weed abatement/fire suppression bid for goats and sheep to graze the open space.

**OPEN FORUM:** During open forum, Members made comments, asked questions and noted concerns regarding the following items:

4504 Pheasant Ln – Wants the gate behind the Hillcrest Pool to be opened and the security guard to be gone.

4503 Pheasant Ln – Does not think it is fare of the Baord to punish all of the kids just because a few kids are not abiding by the rules.

3024 Western Way – Feels that the only other option for the kids is to have them drive to school and that is dangerous with all the intersections.

4300 Chasen Ct. – Feels that it is too dangerous for the kids to drive to school also.

4304 Chasen Ct. – Thinks that the homeowners should go to the school board and get approval for the gate and bring it to the Board to get the gate working again.

4423 Vivien – Thinks that the Board should make the parking in front of the pool a 2 hour parking area.

4512 Pheasant Ln. – Wants the Board to fix the other problems in the community and leave this issue alone.

4515 Pheasant – Wanted to know what had changed that made the Board hire security.

4406 Vivien Way – Has twins and they are good kids and are being punished for the acts of the other kids.

4415 Vivien Way – Wants to know what the school cop is doing to fix the problems we are having.

2823 Hillcrest – Says that the kids that are causing the problems are not Whitney Oaks kids.

2841 Hillcrest – Is a former school student who said that if there were no gate he would find a way to get to the school from that area so why not put the gate back in.

3505 Lawton Ct. – Wanted to know if the gate could be locked so that only Whitney Oaks kids had the key.

3208 Thistle Ct – wanted to know why the gate was closed in the first place.

Homeowners also talked about: The vehicle on Hillcrest that was hit by a drunk driver, and pedestrian gates.

Homeowners were advised by the Board to go to the School Board, Principle and Rocklin PD to see if they would allow permission for the kids to access the school in this area and bring that back to the Board.

**NEXT MEETING DATE:** The next meeting will be April 21, 2010 at 6:00 PM at the Whitney Oaks Golf Club

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

Kenneth C. Morrow (secretary) 4/21/2010  
Board Member Date