



WHITNEY OAKS

WHITNEY OAKS COMMUNITY ASSOCIATION BUSINESS MEETING MINUTES

May 18, 2011 - 6:00 p.m.
The Gables, Rocklin, CA

- I. **CALL TO ORDER:** The meeting was called to order at 6:08 p.m.
- II. **ROLL CALL:**
 - a. **DIRECTORS PRESENT:**

Stan Laderman	President
Eva McLain	Vice President
Julie Stadel	Secretary
Leon Schoenfeld	Treasurer
Larry Nichols	Director
 - b. **ALSO PRESENT:** Julia Plummer, Association Manager, and Brent Kocal, both of Kocal Management Group.
- III. **GRAZING UPDATE:** Board President Stan Laderman asked that Julia Plummer read (out loud) an update that she received from the grazing company (Flying Mule Farm) explaining the delay in the grazing schedule.
- IV. **APPROVAL OF MINUTES:** *Upon a motion duly made and seconded (Eva McLain/Leon Schoenfeld) and unanimously carried, the minutes of the April 20, 2011 meeting were approved as submitted.*
- V. **HOMEOWNER FORUM:** Eleven 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 PCWA water main line break on Crest flooded streets in the WOCA community and caused a considerable amount of damage to WOCA property. PCWA was responsive in cleaning up the mess, and management is working with PCWA to mitigate repairs needed in the community because of the flood.
 - b. The Landscape Company will be performing weed abatement as per their contract, coinciding with the grazing schedule.
 - c. The resurfacing of the Hillcrest Pool is complete. The pools will open for the season on Friday, May 27th, 2011. The Board has accepted a proposal from Green Valley Security for pool monitoring services.

- d. Julia Plummer has received proposals to install a cinderblock wall on the property line between WOCA and Rocklin High. Ms. Plummer will meet with the RSD soon to discuss installation and shared cost.
- e. A draft copy of 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.
- f. The bark in the common areas is being refreshed and the work is almost completed. There are some areas that need bark but were not in the contractor's original scope of work. The landscape contractor will provide a proposal for those areas.
- g. We are currently seeking proposals to perform the painting of many of the association common areas as outlined in the association reserve study.
- h. The fitness center will be re-carpeted and painted soon.
- i. The installation of the speed bumps on Black Oak has been delayed because of rain but should be completed soon.

VII. COMMITTEE REPORTS:

- a. **Architectural Review Committee:** Stan Laderman gave the ARC report on behalf of Bonnie Laderman, chair of the ARC.
- b. **Landscape Committee:** There were no members of the Landscape Committee present at the meeting.
- c. **Finance Committee:** Finance Committee Chair Don Biddle was present and reported on the Association's finances and Finance Committee Activities.

VIII. FINANCIAL REPORT:

- a. **Treasurers Report:** Treasurer Leon Schoenfeld reviewed the financial report for April, 2011 and commented that while many funds are below budget we will see a change (and increased costs) in the summer months, especially in items such as irrigation.
 - i. **Reserve Expense Authorizations:** *Upon a motion duly made and seconded (Eva McLain/ Larry Nichols) and unanimously approved, the Board of Directors voted to accept the reserve expenditure authorizations as submitted.*
- b. **Delinquencies:** The Board was provided information about delinquencies by Don Biddle and Leon Schoenfeld.
- 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 May 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: 2011-4348, 2011-4346, 2011-4347.

IX. OLD BUSINESS:

- a. **Grazing Update:** Because of more rain than usual, there is allot more vegetation than had been expected. The grazer is behind schedule and will be adding more sheep (and now goats) to the herd. The Board will be meeting with the grazing company to discuss the grazing contract in the near future.
- b. **Designating Reserve Interest:** Don Biddle spoke about paying income taxes with undesignated reserve interest as provided by law. *Eva McLain made a motion, seconded by Stan Laderman that income taxes be paid from undesignated reserve interest. Motion failed.*
The Board asked Julia Plummer to email the Board Brad Epstein's legal opinion as to whether this practice would be acceptable. The Board will visit this subject at a future meeting.
- c. **Pioneer Way Engineering Study:** The Board of Directors discussed the draft Geotechnical Engineering Study for Pioneer Way which was prepared by EarthTec. The Board asked Julia Plummer to look at the asphalt on Benjamin Court and other streets in the area to see if it's comparable to Pioneer Way and if so to have EarthTec provide a proposal to perform an engineering study on Benjamin Court. Eva McLain requested that a meeting be scheduled with the homeowner's on Pioneer Way, the Board of Directors and a representative from EarthTec to review the engineering study once the final report has been received.
- d. **Community Speed Control:** The Board of Directors reviewed the roster of the Traffic Control Adhoc Committee and *upon a motion duly made and seconded (Eva McLain/Leon Schoenfeld) and unanimously carried, the Board voted to approve the Traffic Control Adhoc Committee roster.* Julie Stadel will contact the committee members and set up a committee meeting. The Board discussed that they would like the Committee to come up with goals and objectives and report back to the Board at the June BOD meeting.

X. NEW BUSINESS:

- a. **Placer County Water Agency – Water Shortage Update:** Julia Plummer reported on the PCWA water shortage and Bear River Creek Canal repair. The PCWA expects the repairs to the canal to be finalized by the end of June with full water usage restored at that time. In the meantime, those areas in the community that use PCWA water are receiving 25% of the normally allocated water supply, every other day. Additionally, the association is taking steps to reduce water usage and new plants will not be installed until the water supply is restored.
- b. **The Highlands Homeowner's Petition- Pedestrian Gate:** Homeowners in the Highland's neighborhood of Whitney Oaks petitioned the Board to have a pedestrian gate installed. A homeowner present stated that previously the City Council ruled against installing a pedestrian gate. Julia Plummer will contact the City to inquire as to the nature of the ruling and whether the ruling can be over-turned.

- c. **WOCA Neighbor Request: Tree Removal:** A resident in a neighboring community whose home backs up to WOCA sent a letter to the Board requesting that a tree located in the orchard area behind this home be removed as it is messy and blocking his view. *Upon a motion duly made and seconded (Larry Nichols/Leon Schoenfeld) and unanimously approved, the Board voted to have the tree raised approximately 6' and the area under the tree cleared of all debris.* Julia Plummer to send a letter to the homeowner advising of the Board's decision and contact the arborist to have the work completed.
- d. **Solar Installation Guidelines:** The Board reviewed the solar installation guidelines of another association and agreed that they would like to have more samples of solar guidelines and the attorney's opinion prior to creating and adopting guidelines.

XI. HOMEOWNER CORRESPONDENCE:

The Board reviewed homeowner correspondence provided for informational purposes. The Board discussed skateboarding and asked that it be placed on the June agenda.

- 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 8:18 p.m.*

The next Board of Director's meeting will be June 15, 2011 at 6:00 p.m. at the Gables.

In an Executive Session of the Board of Directors on April 26, 2011 the following was discussed:

- a. Member Discipline

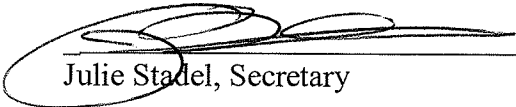
In an Executive Session of the Board of Directors on May 11, 2011 the following was discussed:

- a. Member Discipline

During the Executive Session of the May 18, 2011 Board of Directors meeting the following was discussed:

- a. Formation of Third Party Contracts
- b. Small Claims Court Authorization
- c. Homeowner Settlement Offer
- d. Homeowner Payment Plan Requests
- e. Authorization to Foreclose

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 May 18, 2011 as approved by the Board Members in attendance of a duly noticed Board meeting.



Julie Stadel, Secretary

Date

6-15-11