

**WHITNEY OAKS COMMUNITY ASSOCIATION**  
**MINUTES OF THE GENERAL SESSION BOARD OF DIRECTORS MEETING**  
**HELD September 15, 2010 AT 4:00 P.M.**  
**Whitney Oaks Golf Club, Rocklin, CA**

**CALL TO ORDER:** The meeting was called to order at 6:00 p.m.

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

**DIRECTORS ABSENT:** None

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

The Board met in executive session on Sept. 8, 2010 to discuss disciplinary action and foreclosure paperwork.

**APPROVAL OF THE MINUTES:** The Board reviewed the minutes of the August 18, 2010 meeting minutes *A motion was made by Director Laderman, seconded by Director Morrow to approve the minutes of the August 18, 2010 Board meeting. 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 – Let the Board know that they had not had a meeting since the last Board Meeting. Next meeting is scheduled for Sept. 21, 2010. She also reported that Chris Willsher had resigned from the committee and that they needed another member.

**Landscape Committee:** The committee reported to the Board that they have been working on a plan for the orchard area, they plan to cut back on the amount of grass to save water and put in new plants at the entrances. Director McLain commented that she had attended the last meeting and was very impressed by the amount of hard work the committee puts into everything that they do.

**Finance Committee:** The committee reported that they had met with Paul Cutter of UBS after the last Board Meeting and that they had cashed in the four bonds and purchased CD's in 2,3,3 1/2 and 4 years. Staying below the FDIC insurance limits in each bank.

## **Financial Reports:**

**Resolution for delinquent accounts:** *On a motion made by Director Schoenfeld and seconded by Director McLain, 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 August 31, 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:**

- Drainage area on Vivien – The Board listened to Chris Wilhite regarding what was going to be needed for the repair on Vivien; ESR needs to at least break even on the work that needs to be done. They might be able to save some money if they rent the equipment locally. ESR does not feel that they need to be held responsible for the failure in this area as the part that failed is not what they proposed to do, but that of Todd Engineers. The Board asked Chris to get them a detail list of the costs to do the work.
- New Plant at all gates – The Board reviewed the bid from BLM for new plants at many of the entrance gates, the committee made comments that the plants were to replace plants that did not do good and were not right for the area. *A motion was made by Director McLain, seconded by Director Laderman to approve the BLM bid not to exceed 7500.00 and to make sure that the landscape committee is actively involved is checking the plants to make sure that all are installed and installed in the right place. All in favor, motion passed.*

**B. Bad Debt Write Off:** *A motion was made by Director Schoenfeld, seconded by Director Laderman to write off \$288.00 in bad debt due to foreclosures. All in favor, motion passed.*

**C. Asphalt repairs at Pioneer:** The Board discussed the two bids to fix the street; both bids are for fixing the street in different ways. The Board would like to get a company to core the area to see what the problem is and why the street has broken down so quickly. They instructed the Manager to get a bid to see what the cost of the coring would be.

**D. Appoint Inspectors of Election:** *A motion was made by Director Laderman, seconded by Director McLain to appoint Pat March, Monica Bassel and Jean DiSessa to be the inspectors of election at the upcoming annual meeting. All in favor, motion passed.*

- E. **Appoint Nomination Committee:** *A motion was made by Director Eatough, seconded by Director McLain to have Stan Laderman chair the nomination committee and to find two other people that would like to help him. All in favor, motion passed.*
- F. **RFP for Grazing/insurance/Management Contract:** Director Schoenfeld commented that he felt the Board should be looking at a process for the RFP for major contracts in the community. A motion was made by Director Eatough, seconded by Director McLain for Director Schoenfeld to pursue the RFP process for these contracts. All in favor, motion passed.
- G. **Safe Pace radar sign:** *Tabled*

**UPDATE:**

Trails and Drainage Issues: The Board gave an update on the trails and v-ditches; a letter was sent out to all homeowners.

**OPEN FORUM:** During open forum, Members made comments, asked questions and noted concerns regarding the following items: Vivien Drainage area, and re-writing the CC&Rs, and Director McLain shared with the members that Bill Beck of the Springfield board would be the liaison to Whiney Oaks for the Springfield Board of Directors.

**NEXT MEETING DATE:** The next meeting will be October 20, 2010 at 6:00 PM at a location to be announced

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



2/8/11

---

Board Member

Date