

Whitney Oaks
Board of Directors Meeting
The Oaks Building at Springfield
Meeting Minutes – October 5, 2022

I. Call to Order

The meeting was called to order by President Hayman 6:00 PM at the Gables at Springfield – Oaks Room.

Directors Present:

Rosalie Hayman, President
Ross Ainsworth, Vice President
Rick Jordan, Secretary
Richard Campbell, Treasurer/CFO

The Management Trust

Jasmine Brinson, CCAM

A. Confirmation of Agenda Posting

Management confirmed that agendas were posted in accordance with civil code requirements.

II. Executive Session Disclosure / Summary

Management noted that the Board of Directors held an Executive Session on the date noted below to discuss vendor contracts, legal matters, and homeowner account and compliance issues.

- October 4, 2022

III. Consent Agenda

Consent agenda items do not require discussion or debate; they are routine procedures or already have unanimous consent. The consent agenda allows the Board of Directors to approve all items together without discussion or individual motions. The Board of Directors may agree to pull any item(s) from the consent agenda and move it under new/old business for discussion or debate.

A. Prior Meeting Minutes

- 1) September 7, 2022

B. Financial Review

- 1) August 2022 – Monthly Review
- 2) Lien Resolution
- 3) Small Balance Write-off

C. Reserve Expense Authorization

- 1) \$29,862.57 General
- 2) \$4,617.51 Rec Center
- 3) \$1,345 Unit 39
- 4) \$1,020 Unit 44

A motion was made to approve the content agenda items as presented. The motion was seconded, and approved by all Directors. [M-Hayman; S-Ainsworth; All in Favor]

IV. Association Committee Reports

Committee Chairs gave brief updates on the items below:

- A. ARC
- B. Finance
- C. Landscape
- D. Safety/Covid
- E. Social
- F. Roster Updates

V. Unfinished Business

A. Updated Pool Policy

A motion was made, seconded, and approved to adopt the revised Whitney Oaks Pool Policy as posted for the twenty-eight-day commentary period. [M-Hayman; S-Campbell; All in Favor]

VI. New Business

A. 2021 Year End Financial Statement

A motion was made seconded and approved to approve the December 31, 2021 Year-End Financial Review as prepared by CPA, Cheryl Lasiewicz, for mailing to all owners per Civil Code. [M-Hayman; S-Ainsworth; All in Favor]

VI. Open Forum

Open forum consisted but not limited to the following topics:

- Clover City
- Financials & Investments

VII. Announcements & Adjournment

Board plans to meet again in Executive Session on November 1, 2022 and in Regular Session on November 2, 2022. The Open Session will be held concurrently with 2022 Annual Membership Meeting. The meeting was adjourned at 6:30PM.

These minutes are unofficial until signed by the Board.

ATTEST:



 Director



 Date

Respectfully Submitted by:
Jasmine Brinson, CCAM

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