

# WHITNEY OAKS

## MEETING ANNOUNCEMENT & AGENDA

### Please Note:

Due to the COVID-19 pandemic and to ensure compliance with physical distancing standards, the Board is being socially responsible by not holding meetings in-person to help reduce the possible risk and/or spread of the virus. The Board will be conducting their meeting via conference call. Please note that meetings will be recorded.

Members can contact Laura Smyth, Community Association Manager, for the meeting code and instructions needed in order to join the meeting. You will be able to listen to the Board conduct business and there will be an opportunity to address the Board during the open forum portion of the meeting. Please note that this process is necessary to ensure that only Members of the Association are attending the meeting via conference call. Please to ensure that your questions/comments are heard by the Board of Directors, you may also wish to put your open forum items in writing and e-mail them to management in advance of the meeting.

Please contact Laura Smyth for instructions and codes. [Laura.Smyth@managementtrust.com](mailto:Laura.Smyth@managementtrust.com) or 916.932.5144

### OPEN SESSION • WEDNESDAY, OCTOBER 7, 2020

Please note that no physical location will be provided for the meeting to adhere to current mandatory gathering restrictions.

- I. Call to Order / Roll Call
  - A. Confirmation of Agenda Posting
- II. Executive Session Disclosure / Summary
  - September 14, 2020
  - October 5, 2020
- 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 9, 2020
  - B. **Financial Review**
    - 1) August 2020 – Monthly Review
    - 2) Lien Resolution
    - 3) Small Balance Write-off
  - C. **Reserve Expense Authorization**
    - 1) \$170,708.76 (General)
    - 2) \$2,546.00 (Rec)
    - 3) \$2,155.00 (39)
    - 4) \$4,680.50 (44)
- IV. Reports / Committee Updates
  - A. ARC Committee Report
  - B. CFO Report / Financial Committee
  - C. Landscape Committee
  - D. Safety/COVID Committee *ad hoc*
  - E. Committee Roster Updates
- V. New Business
  - A. 2021 Budget Review / Approval
- VI. Open Forum

*PLEASE NOTE THE INSTRUCTION ABOVE FOR PARTICIPATION DURING THIS PORTION OF THE MEETING. Per civil code, not action may be taken upon a matter raised under this portion of the agenda. Please note that the Board has the authority to limit the time for individual comments in order to let other in attendance have a chance to bring items to the Board's attention. Please note that technology has limitations. It is recommended that you submit written open forum comments in advance of the meeting.*
- VII. Board Informational Items
  - A. Work Order Log
- VIII. Announcements
  - A. Please review [www.whitneyoaks.org](http://www.whitneyoaks.org) and the Hillcrest bulletin board for meeting updates.
- IX. Adjournment