

Whitney Oaks

Board of Directors Meeting
Rocklin Event Center
2650 Sunset Blvd
Rocklin, CA 95677
Meeting Minutes – October 2, 2024

I. Call to Order

The meeting was called to order by President Jordan 6:03 PM at the Rocklin Event Center.

Directors Present:

Rick Jordan, President
Mike Miles, Treasurer
Rich Abdalah, Director
Phil Johnson, Director

The Management Trust

Dawn Scott, GM

Directors Not Present:

Rosalie Hayman, Vice President

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, homeowner account and compliance issues.

- October 1, 2024

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) August 7, 2024
- 2) September 4, 2024

B. Financial Review

- 1) August 2024 – Monthly Review
- 2) Lien Resolution – 19092467998
- 3) REAs

C. Reserve Expense Authorization

- 1) General - \$23,263.75
- 2) Rec Center - \$1,989.31
- 3) Unit 39 - \$375.00
- 4) Unit 44 - \$1,450.00

D. Contract Approval

- 1) Contracts formatted in 10/1 Executive Session

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

IV. Association Committee Reports & Updates

- A. ARC – Nothing to report.
- B. Finance – Report given by CFO Mike Miles.
- C. Landscape Meeting Minutes – There was no meeting held in September.
- D. Social – no report.

V. New Business

Nothing to report.

VI. Unfinished Business

A. Pebble Beach Rd. Pedestrian Gates Written Ballot Update

It was reported by management that as of end of business September 27, 2024 there were 443 completed ballots received for the Pebble Beach Rd. pedestrian gates capital improvement vote.

B. AT&T Work in Association Update

It was reported by management the work in the Phase 1 was approximately one week behind schedule. It was also reported Phase 2 of the project would begin soon, but the exact location of Phase 2 could not be confirmed.

VII. Open Forum

- A. Homeowners spoke about HOA related topics and asked questions of the Board and management.

VII. Announcements & Adjournment

The Board plans to meet again in Executive Session on November 5th and concurrently in Annual and Open Session on November 6th.

The meeting was adjourned at 6:35 PM [M-Miles; S-Abdalah; All in Favor].

These minutes are unofficial until signed by the Board.

ATTEST:

Director

Date

Respectfully Submitted by:
Dawn Scott, GM

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