

Whitney Oaks

Board of Directors Meeting
Rocklin Event Center
2650 Sunset Blvd
Rocklin, CA 95677
Meeting Minutes – November 6, 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, CFO
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.

- November 5, 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) October 2, 2024

B. Financial Review

- 1) September 2024 – Monthly Review
- 2) REAs

C. Reserve Expense Authorization

- 1) General - \$33,585.92
- 2) Rec Center - \$3,994.20
- 3) Unit 39 - \$2,000.00
- 4) Unit 44 - \$4,202.00



D. Contract Approval

- 1) Contracts formatted in 11/5 Executive Session

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

IV. Association Committee Reports & Updates

- A. ARC – Nothing to report.
- B. Finance – CFO Miles deferred to Matt Bopp report.
- C. Landscape– Director Miles gave an update on the bark project approval and upcoming irrigation audit.
- D. Social – no report.

V. New Business

A. 2025 Operating Budget

A motion was made, seconded and approved to approve the 2025 Budgets for the fiscal year commencing January 1, 2025 to reflect a monthly assessment for the following Cost Centers:

- General - \$77.34 (\$3.34 increase over 2024)
 - Gates - \$4.36 (\$.36 increase over 2024)
 - Rec Center - \$30.38 (\$.38 increase over 2024)
 - Unit 39 - \$169.28 (\$6.28 increase over 2024)
 - Unit 44 - \$135.50 (\$3.50 increase over 2024)
- [M-Miles; S-Johnson; All in Favor]

B. 2025 Reserve Study

It was A motion was made, seconded, and approved to approve the Trust Reserves 2025 Reserve Study/Annual Disclosure Statement to reflect a monthly contribution for the following Cost Centers:

- General - \$37.13 (\$1.47 increase from 2024)
 - Rec Center - \$3.40 (\$0 increase from 2024)
 - Unit 39 - \$65.04 (\$6.25 increase from 2024)
 - Unit 44 - \$42.09 (\$0 increase from 2024)
- [M-Miles; S-Jordan; All in Favor]

VI. 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 January 7th and in Open Session on January 8th.

The meeting was adjourned at 7:00 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



Not Valid for Resale