

Whitney Oaks

Board of Directors Meeting
Rocklin Event Center
2650 Sunset Blvd
Rocklin, CA 95677
Meeting Minutes – February 5, 2025

I. Call to Order

The meeting was called to order by President Jordan 6:00 PM at the Rocklin Event Center.

Directors Present:

Mike Miles, President
Rick Jordan, Vice President
Phil Johnson, Secretary
Rich Abdalah, Director

The Management Trust

Dawn Scott, GM

Directors Absent

Rosalie Hayman, CFO

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.

- February 4, 2025

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) January 8, 2025

B. Financial Review

- 1) December 2024 – Monthly Review
- 2) Lien Resolutions
- 3) December 2024 REAs

C. Reserve Expense Authorization

- 1) General December - \$83,439.35
- 2) Rec Center December - \$0
- 3) Unit 39 December - \$9,143.95
- 4) Unit 44 December - \$51,089.58

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

IV. Manager's Report

Management gave update that included projects the Board has completed within the Association and projects the Board is in the midst of completing.

V. Association Committee Reports & Updates

A. ARC

ARC Chair Johnson gave a report.

- 1) Charter Approval – tabled until next month.

B. Finance

CFO Hayman not in attendance. No report was given.

C. Landscape

- 1) Charter Approval – tabled until next month.
- 2) New Member Approval – Richard Abdalah

A motion was made to approve Richard Abdalah as a member of the Landscape Committee. The motion was seconded and approved. [M-Johnson; S-Miles; 3-0/One Abstain]

D. Social

No report.

VI. Unfinished Business

A. AT&T Phase III

Management gave update.

VII. New Business

A. Contract Approval

- 1) Hillcrest Rd. Fitness Center/Pool House Roof

A motion was made to approve the Summit bid without the gutters. The motion was seconded and approved. [M-Abdalah; S-Johnson; 4-0]

- 2) Black Oak Dr. Pool House Roof

A motion was made to approve the Summit bid without the gutters. The motion was seconded and approved. [M-Johnson; S-Abdalah; 4-0]

- 3) Street Painting

A motion was made to approve the Action Asphalt bid. The motion was seconded and approved. [M-Johnson; S-Abdalah; 4-0]

- 4) Unit 39 Tree Trimming

A motion was made to approve the Brightview bid. The motion was seconded and approved. [M-Johnson; S-Abdalah; 4-0]

- 5) Unit 44 Tree Trimming

A motion was made to approve the Brightview bid. The motion was seconded and approved. [M-Johnson; S-Abdalah; 4-0]

- 6) Landscape – Drainage & Trails

- I. Asphalt Trail Repair - A motion was made to approve the cracked/raised asphalt area of the trail as presented. The motion was seconded and approved. [M-Abdalah; S-Johnson; All in Favor]

- II. DG Repair on Trail – Tabled pending more information.

- III. Moisture Manager – Tabled pending more information.

- IV. Park Dr. Slope Drainage – Tabled pending more information.

V. Swale Repair – Tabled pending more information.

VIII. Open Forum

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

IX. Announcements & Adjournment

The Board plans to meet again in Executive Session on March 4th and in Open Session on March 5th.

The meeting was adjourned at 7:01 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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