

# Whitney Oaks Community Association

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

## I. Call to Order

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

### Directors Present:

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

### The Management Trust

Dawn Scott, GM

## 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.

- March 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) February 4, 2025

### B. Financial Review

- 1) January 2025 – Monthly Review
- 2) Lien Resolutions
- 3) January 2025 REAs

### C. Reserve Expense Authorization

- 1) General January - \$27,381.93
- 2) Rec Center January - \$0
- 3) Unit 39 January - \$0
- 4) Unit 44 January - \$7,894.00

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.
- 2) ARC Chairperson Phil Johnson submitted his resignation and nominated ARC Committee Member Jeff Henderson to be the new Chairperson. [M-Hayman; S-Johnson; All in Favor]

##### **B. Finance/CFO Report**

CFO Hayman gave a financial report.

##### **C. Landscape**

- 1) Charter Approval – tabled until next month.

##### **D. Social**

No report.

#### **VI. Unfinished Business**

##### **A. AT&T Phase III**

Management gave update.

#### **VII. New Business**

##### **A. Contract Approval**

- 1) R.E.Y. Traffic Calming Study  
Tabled pending more bids.
- 2) Hillcrest Pool Tile Bids  
Tabled pending more bids.
- 3) Robb's Pools Black Oak Pool Repairs  
A motion was made to approve the Robb's Pools bid to repair equipment at the Black Oak Dr. pool. The motion was seconded and approved. [M-Johnson; S-Abdalah; All in Favor]
- 4) Grazing  
A motion was made to approve the CAPRA bid with the stipulations discussed in the Executive Meeting 3/4/25 added to the contract. The motion was seconded and approved. [M-Hayman; S-Abdalah; All in Favor]
- 5) Cyber Insurance  
Tabled pending more discussion.
- 6) BLM – Trails & Drainage
  - I. Foothill Trail DG Repairs - A motion was made to approve the repairs to the eroded DG areas along the trail as presented. The motion was seconded and approved. [M-Abdalah; S-Johnson; All in Favor]
  - II. Granite Trail Swale Repairs - A motion was made to approve the repairs to the eroded swale area replacing the DG & cobble with riprap. The motion was seconded and approved. [M-Hayman; S-Johnson; All in Favor]

- III. Black Oak Trail Swale Repairs – A motion was made to approve the repairs to the eroded swale area replacing the DG & cobble with riprap. The motion was seconded and approved. [M-Johnson; S-Miles; All in Favor]
  - IV. Park Dr. French Drain Repair – Tabled pending more discussion.
  - V. 2025 Moisture Manager Applications – A motion was made to deny the BLM bid for 2025 Moisture Manager applications. The motion was seconded and approved to deny by all Directors. [M-Johnson; S-Abdalah; All in Favor]
- 7) Larger Dog Waste Bins – A motion was made to deny the addition of larger dog waste bins in two existing smaller waste bin locations as presented. The motion was seconded and approved to deny. [M-Hayman; S-Abdalah; All in Favor]

#### VIII. Open Forum

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

#### IX. Announcements & Adjournment

The Board plans to meet again in Executive Session on April 1<sup>st</sup> and in Open Session on April 2<sup>nd</sup>.  
The meeting was adjourned at 7:25 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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