

Whitney Oaks

Board of Directors Meeting
The Whitney Room at Springfield
Meeting Minutes – March 2, 2022

I. Call to Order

The meeting was called to order by Director Ainsworth 6:00 PM at the Gables at Springfield – Oaks Room.

Directors Present:

Ross Ainsworth, Vice President
Rick Jordan, Secretary
Richard Campbell, Treasurer/CFO

The Management Trust

Jasmine Brinson, CCAM

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, and homeowner account and compliance issues.

- February 8, 2022
- February 10, 2022

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 9, 2022

B. Financial Review

- 1) January 2022– Monthly Review (The January 2022 Financials have not been received as of March 2, 2022. The January financials will be approved at the April Board meeting.)
- 2) Lien Resolution
- 3) Small Balance Write-off

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

IV. Association Committee Reports

Committee Chairs gave brief updates on the items below:

- A. ARC
- B. Finance
- C. Landscape
- D. Safety/Covid
- E. Social
- F. Roster Updates

V. Unfinished Business

- A. Rules for Repairing Utilities in Unit 39 and Unit 44

The Board will adopt the policy at the April Board meeting to allow for the twenty-eight-day commentary period.

VI. New Business

A. Insurance Renewal

Motion was made, seconded and approved for authorization to the Board President and Board CFO to approve the 2022-2023 Insurance Renewal once received to ensure there is no lapse in insurance coverage. [M-Jordan; S-Ainsworth; All on Favor]

VII. Open Forum

Open forum consisted but not limited to the following topics:

- Interest in a pickleball court for Whitney Oaks Community Association use
- Maintenance Responsibilities on Park Drive

VII. Announcements & Adjournment

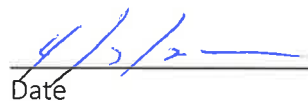
Board plans to meet again in Executive Session on April 5, 2022 and in Regular Session on April 6, 2022. The meeting was adjourned at 6:19PM.

These minutes are unofficial until signed by the Board.

ATTEST:



Director



Date

Respectfully Submitted by:
Jasmine Brinson, CCAM

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