

Whitney Oaks

Board of Directors Meeting
Rocklin Event Center
2650 Sunset Blvd
Rocklin, CA 95677
Meeting Minutes – April 3, 2024

I. Call to Order

The meeting was called to order by President Jordan 6:05 PM at the Rocklin Event Center.

Directors Present:

Rick Jordan, President
Rosalie Hayman, Vice President
Mike Miles, Treasurer
Phil Johnson, Director

The Management Trust

Tasha Romine, PCAM
Dawn Scott, GM

Directors Not Present:

Richard Campbell, Secretary

A. Confirmation of Agenda Posting

Management confirmed that agendas were posted in accordance with civil code requirements.

II. Guest Speakers

A. Rocklin Police Department

Capt. Chad Morris introduced Detectives Jeff Kolaskey and Andre Booker as officials working on the Pebble Beach shooting incident, and the three of them answered questions from the homeowners in attendance.

B. Rocklin City Manager

Capt. Chad Morris invited Rocklin City Manager Aly Zimmermann and she answered homeowner questions regarding the addition of pedestrian gates at either end of Pebble Beach Rd.

C. Association's Legal Counsel

Darren Bevan, Esq from Baydaline & Jacobsen LLP gave legal opinions and answered homeowner questions as a legal representative for Whitney Oaks Community Association.

Management noted that the Board of Directors held an Executive Session on the dates noted below to discuss vendor contracts, legal matters, and homeowner account and compliance issues.

- April 2, 2024

III. Unfinished Business

A. Pebble Beach Gate Update

Members Jordan and Hayman announced they were unable to gain City of Rocklin approval for the addition of the gates, and legal counsel is working on the next steps to gain approval.

IV. Open Forum

Homeowners expressed concerns regarding safety due to the shooting incident and extended time frame for pedestrian gate approval. Homeowners requested the Board/management communicate next steps in the pedestrian gate approval process and include what the homeowners can do to help.

V. 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) March 6, 2024

B. Financial Review

- 1) February 2024 – Monthly Review
- 2) Lien Resolution

C. Reserve Expense Authorization

- 1) General - \$38,255.94

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

D. Contract Approval

1) A motion was made and seconded to approve the Robb's Pool bid for Black Oak pool monitoring system. [M-Jordan; S-Miles; All in Favor]

2) A motion was made and seconded to approve the Custom Care Services bid for Pool Area/Restroom cleaning service during pool season. [M-Jordan; S-Hayman; All in Favor]

VI. Association Committee Reports & Updates

Brief Committee updates were given on the items below:

- A. ARC – March 2024 Minutes were reviewed & accepted.
- B. Finance – Report given by CFO Mike Miles.
- C. Landscape / Open Space Growth / Appoint Member Miles as Board Liaison to Landscape Committee – A motion was made, seconded and approved. [M-Hayman; S-Jordan; 3-0/1 abstain]
- D. Social – no report

VI. Old Business

None.

VII. New Business

A. **Annual Financial Review**

A motion was made and seconded to approve the Annual Financial Review. [M-Miles; S-Johnson; All in Favor]

VII. Announcements & Adjournment

The Board plans to meet again in Executive Session on May 7th and in Open Session on May 8th.

The meeting was adjourned at 7:40 PM.

These minutes are unofficial until signed by the Board.

ATTEST:

Director

Date

Respectfully Submitted by:

Dawn Scott, GM

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