

Whitney Oaks Community Association

Board of Directors Meeting
Rocklin Event Center
2650 Sunset Blvd
Rocklin, CA 95677
Meeting Minutes – May 7 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
Rich Abdalah, Director

The Management Trust

Dawn Scott, GM

Directors Absent:

Phil Johnson, Secretary

A. Confirmation of Agenda Posting

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

II. Introduction

Director Miles discussed new agenda format which includes a second Open Forum inviting discussion on contract approvals only before the Board vote.

III. 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.

- May 6, 2025

IV. 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) April 2, 2025

B. Financial Review

- 1) March 2025 – Monthly Review
- 2) March 2025 REAs
- 3) Lien Resolutions
 - a) Acct# ____2784

C. Reserve Expense Authorization

- 1)** General March - \$31,335.94
- 2)** Rec Center March - \$11,943.00
- 3)** Unit 39 March - \$11,759.00
- 4)** Unit 44 March - \$15,895.08

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

V. 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.

VI. Association Committee Reports & Updates

A. Finance/CFO Report

CFO Hayman gave a financial report.

B. ARC

- 1)** Management gave report in lieu of ARC liaison Johnson as he was absent.

C. Landscape

Landscape Committee liaison Abdalah and Director Miles gave a report.

D. Social

No report.

VII. Open Forum - Agenda Items Only

Two homeowners discussed new business agenda items.

VIII. New Business

A. Contract Approval

- 1)** Pool Furniture

A motion was made to table the decision to replace current pool furniture at both pools with longer-lasting commercial grade polywood furniture. The motion was seconded and approved by all Directors. [M-Abdalah; S-Hayman; All in Favor]

- 2)** Black Oak Chemical Pool Automation System

A motion was made to approve the installation of a salt-water chemical automation system. The motion was seconded and the vote resulted in a tie. The motion is not approved. [M-Jordan; S-Abdalah; 2-2]

- 3)** Flashing Lights at Gates

A motion was made to table the decision to add flashing lights to one gate as a test for more vehicle gates in the Association.. The motion was seconded and approved by all Directors. [M-Miles; S-Abdalah; All in Favor]

- 4)** Signage at Gates

A motion was made to table the decision to signage to the gates to warn drivers the Association is not responsible for damage incurred by the gate. The motion was seconded and approved by all Directors. [M-Abdalah; S-Miles; All in Favor]

5) Cameras at Gates

A motion was made to table the decision to add cameras to the gates to monitor entrance & exit activity. The motion was seconded and approved by all Directors. [M-Abdalah; S-Jordan; All in Favor]

6) Gate Repairs

a. Gate 6

A motion was made to approve the recommended preventative maintenance to the Gate 6 entrance & exit functions. The motion was seconded and approved. [M-Abdalah; S-Miles; All in Favor]

b. Gate 7

A motion was made to approve the recommended preventative maintenance to the Gate 7 entrance & exit functions. The motion was seconded and approved. [M-Abdalah; S-Jordan; All in Favor]

c. Gate 11

A motion was made to approve the recommended DKS functions to the Gate 11 entrance & exit functions. The motion was seconded and approved. [M-Abdalah; S-Hayman; All in Favor]

7) 2165 Sterling Fence Repair

A motion was made to approve the CityWide bid to repair the damage to the wrought iron fence caused by an Open Space tree. The motion was seconded and approved. [M-Abdalah; S-Hayman; All in Favor]

8) Upper French Drain System Install

A motion was made to deny the upper french drain system install. The motion was seconded and approved to deny by all Directors. [M-Abdalah; S-Hayman; All in Favor]

9) Park Dr. French Drain Repair

A motion was made to deny the Park Dr. french drain system repair. The motion was seconded and approved to deny by all Directors. [M-Abdalah; S-Hayman; All in Favor]

IX. Unfinished Business

A. AT&T Update - Phase 4 began April 29th

Management gave update. Director Miles discussed ordering new AT&T service.

X. Open Forum - Any Association-Related Topics

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

XI. Announcements & Adjournment

The Board plans to meet again for the Executive Session on June 3rd and in Regular Session on June 4th. The meeting was adjourned at 7:35 PM.

These minutes are unofficial until signed by the Board.

ATTEST:

Director

Date

Respectfully Submitted by:

Dawn Scott, GM

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