

# Whitney Oaks Community Association

Board of Directors Meeting  
Rocklin Event Center  
2650 Sunset Blvd  
Rocklin, CA 95677  
Meeting Minutes – June 4, 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. 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.

- June 3, 2025

Director Miles asked for a motion to add an item to the agenda. [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. Management also gave an update on the AT&T project progress.

Management asked for Board approval of previous month's minutes.

### **A. Prior Meeting Minutes**

- 1) May 7, 2025

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

## **V. Financial Review/Acknowledgement**

### **A. Financial Review**

- 1) March 2025 – Monthly Review
- 2) March 2025 REAs
- 3) Lien Resolutions
  - a) Acct# \_\_\_\_2784

The Board acknowledged they received the April 2025 financial report via email.

**B. Reserve Expense Authorization**

- 1)** General April - \$50,152.68
- 2)** Rec Center April - \$11,112.74
- 3)** Unit 39 April - \$0
- 4)** Unit 44 April - \$610.00

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

**VI. CFO Report**

Director Hayman gave a report on the April financials.

**VII. Association Committee Reports & Updates**

**A. ARC**

ARC liaison Johnson reported the Committee is working to update the ARC Application to and exterior lighting rules.

**B. Landscape**

Landscape Committee liaison Abdalah and Director Miles gave a report. Director Miles added comments regarding grazing.

**VIII. Open Forum - Contract Approval Items Only**

No discussion.

**IX. Unfinished Business**

**A. Contract Approval**

**1) Pool Furniture**

A motion was made to approve replacing some current pool furniture at both pools with longer-lasting commercial grade polywood furniture, at an amount not to exceed \$18,930. The motion was seconded and approved by all Directors. [M-Abdalah; S-Miles; All in Favor]

**2) Black Oak Chemical Pool Automation System**

A motion was made to approve the installation of a chlorine chemical automation system. The motion was seconded and approved by all Directors. [M-Abdalah; S-Johnson; All in Favor]

**3) Flashing Lights at Gates**

A motion was made to deny adding flashing lights to vehicle gates in the Association. The motion was seconded and approved to deny by all Directors. [M-Johnson; S-Miles; 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 deny adding cameras to vehicle gates to monitor entrance & exit activity. The motion was seconded and approved to deny by all Directors. [M-Johnson; S-Abdalah; All in Favor]

**X. New Business**

**A. Contract Approval**

1) Open Space Tree Removal

A motion was made to deny removing the tree behind 4187 Tahoe Vista Dr. as it is on the homeowner's property. The motion was seconded and approved to deny by all Directors. [M-Johnson; S-Abdalah; All in Favor]

2) Trees of Heaven Removal from Open Space

A motion was made to table the decision to choose a vendor to remove Trees of Heaven from the Open Space pending information from the Army Corps of Engineers.. The motion was seconded and approved to table by all Directors. [M-Abdalah; S-Johnson; All in Favor]

3) Blue Knight Proposed Hourly Increase

A motion was made to approve a \$1 per hour increase for the full-time patrol member only (Holli Wood). The motion was seconded and approved by all Directors. [M-Johnson; S-Miles; All in Favor]

4) Irrigation Run-Off at Black Oak Dr. Pool Abatement

A motion was made to deny the work to abate run-off from the irrigation nearest the walkway to the pool. The motion was seconded and approved to deny by all Directors. [M-Johnson; S-Jordan; All in Favor]

5) Weed Abatement

A motion was made to approve annual manual weed abatement including areas behind Sterling Dr.. The motion was seconded and approved by all Directors. [M-Abdalah; S-Johnson; All in Favor]

6) Open Space Tree Removal

A motion was made to approve the Eco Landscape & Tree Management Services bid to remove a dead tree behind 3100 Black Oak Dr. The motion was seconded and approved by all Directors. [M-Johnson; S-Miles; All in Favor]

**XI. Open Forum - Any Association-Related Topics**

2 Homeowners spoke about HOA related topics including 2025 pool closing date, speeding and adding speed humps on Hillcrest Rd., and the chlorine system voted on for the Black Oak Dr. pool.

**XII. Whitney Oaks Community Association Management Company Change**

A motion was made to approve FirstService Residential to take over as the management company for Whitney Oaks Community Association. The motion was seconded and approved [M-Abdalah; S-Johnson; 4-1]

**XIII. Announcements & Adjournment**

The Board plans to meet again for the Executive Session on July 1st and for the Regular Session on July 2nd. The meeting was adjourned at 6:33 PM.

These minutes are unofficial until signed by the Board.  
ATTEST:

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Director

\_\_\_\_\_  
Date

Respectfully Submitted by:  
**Dawn Scott, GM**

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