

Whitney Oaks

Board of Directors Meeting
Rocklin Event Center
2650 Sunset Blvd
Rocklin, CA 95677
Meeting Minutes – June 5, 2024

I. Call to Order

The meeting was called to order by Vice-President Hayman 6:04 PM at the Rocklin Event Center.

Directors Present: _____

Rosalie Hayman, Vice President
Mike Miles, Treasurer
Phil Johnson, Director (via Zoom)

The Management Trust _____

Dawn Scott, GM

Directors Not Present: _____

Rick Jordan, President

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.

- June 4, 2024

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) May 8, 2024

B. Financial Review

- 1) April 2024 – Monthly Review

C. Reserve Expense Authorization

- 1) General - \$5,113.30
- 2) Rec Center - \$3,579.29
- 3) Unit 39 - \$1,420.00
- 4) Unit 44 - \$

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

D. Contract Approval

- 1) Nothing to report

IV. Association Committee Reports & Updates

- A. ARC – April 2024 Minutes were reviewed & accepted. The status of the approved paint colors matches was given by GM Scott.
- B. Finance – Report given by CFO Mike Miles.
- C. Landscape Meeting Minutes – Chairman Reinhold Gedeit gave a report. The May 2024 Minutes were reviewed and accepted.
- D. Social – no report

V. Unfinished Business

A. Pebble Beach Rd. Pedestrian Gates Discussion

Association’s legal counsel Darren Bevan, Esq. from Baydaline & Jacobsen LLP discussed the need for a membership vote on the installation of two pedestrian gates at the vehicle gates of Pebble Beach Rd., which is a Capital Improvement. Due to the estimated cost of \$100,000, plus possible unforeseen expenses.

A motion was made, seconded and approved to begin the process to install two pedestrian gates if the expenditure is approved via written ballot. [M-Johnson; S-Hayman; All in Favor]

VI. Open Forum

11 (eleven) homeowners gave comments and asked questions

VII. Announcements & Adjournment

The Board plans to meet again in Executive Session on July 2nd and in Open Session on July 3rd.

The meeting was adjourned at 7:05 PM.

These minutes are unofficial until signed by the Board.

ATTEST:

Director

Date

Respectfully Submitted by:
Dawn Scott, GM

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