

Whitney Oaks Community Association

Board of Directors Meeting
Rocklin Event Center
2650 Sunset Blvd
Rocklin, CA 95677
Meeting Minutes – July 2, 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 the Association's new management company, FirstService, effective September 1, 2025..

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.

- July 1, 2025

IV. Manager's Report

Management gave update on the grazing and AT&T project progress.

A. Prior Meeting Minutes

- 1) June 4, 2025

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

B. Lien Resolutions

- 1) Acct# _____ 6655

A motion was made to approve the lien resolution for . The motion was seconded and approved by all Directors. [M-Miles; S-Abdalah; All in Favor]

V. Financial Review/Acknowledgement

A. Financial Review

- 1) May 2025 - Review Acknowledgement

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

B. Reserve Expense Authorization

- 1)** General May - \$32,934.66
- 2)** Rec Center May - \$0
- 3)** Unit 39 May - \$0
- 4)** Unit 44 May - \$2,363.00

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

VI. CFO Report

Director Hayman gave a report on the May financials.

A. Confirm CFO Resignation

A motion was made to accept Director Hayman's resignation as CFO. The motion was seconded and approved. [M-Miles; S-Abdalah; Three in Favor/One Abstain]

VII. Association Committee Reports & Updates

A. ARC

ARC Committee Member Facciola gave a report and answered Board questions.

B. Landscape

Landscape Committee Chair Gedeit gave a report and answered Board questions.

VIII. Open Forum - Contract Approval Items Only

One homeowner spoke regarding contracts up for approval.

IX. Unfinished Business

A. Contract Approval

- 1)** Signage at Gates

Tabled while waiting for gate survey and new bids.

- 2)** Trees of Heaven Removal from Open Space

A motion was made to approve the removal of invasive Tree of Heaven species by Eco Landscape and Tree Management. The motion was seconded and approved by all Directors. [M-Miles; S-Abdalah; All in Favor]

X. New Business

A. Contract Approval

- 1)** Gate 6 Repairs

A motion was made to approve the A&D Automatic Gate Company bid to repair gate 6. The motion was seconded and approved by all Directors. [M-Abdalah; S-Hayman; All in Favor]

- 2)** Hillcrest Pool Resurfacing

A motion was made to approve the Adams Pool & Landscape Specialties bid to resurface the pool beginning Oct 2, 2025. The motion was seconded and approved by a majority of Directors. [M-Jordan; S-Miles; 3-1]

- 3)** Hillcrest Pool Leak Detection

A motion was made to deny the Bullseye Leak Detection bid for the Hillcrest pool resurfacing project. The motion was seconded and approved to deny by all Directors. [M-Abdalah; S-Miles; All in Favor]

4) Cattail Removal

A motion was made to approve the Bianco Landscape Management bid to remove cattails from water areas throughout the Association. The motion was seconded and approved by all Directors. [M-Miles; S-Hayman All in Favor]

B. New Management Company Announcement

Director Miles gave a report.

XI. Open Forum - Any Association-Related Topics

Seven homeowners spoke about HOA related topics including speeding and adding speed humps on Hillcrest Rd., sidewalk trip hazards, street resurfacing, and non-residents parking within the Association.

XII. Announcements & Adjournment

The Board plans to meet again for the Executive Session on August 5th and for the Regular Session on August 6th. The meeting was adjourned at 6:47 PM.

These minutes are unofficial until signed by the Board.

ATTEST:

Director

Date

Respectfully Submitted by:

Dawn Scott, GM

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