

## Whitney Oaks

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

### I. Call to Order

The meeting was called to order by President Jordan 6:01 PM at the Rocklin Event Center.

Directors Present: \_\_\_\_\_

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

The Management Trust \_\_\_\_\_

Dawn Scott, GM

Directors Not Present: \_\_\_\_\_

#### 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.

- July 2, 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) June 5, 2024

#### B. Financial Review

- 1) May 2024 – Monthly Review
- 2) Lien Resolution – 19092467998, 19093010652, 19093226110
- 3) REAs

#### C. Reserve Expense Authorization

- 1) General - \$44,433.45
- 2) Rec Center - \$
- 3) Unit 39 - \$
- 4) Unit 44 - \$520.00

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

**D. Contract Approval**

- 1) Contracts formatted in 7/2 Executive Session

**IV. Association Committee Reports & Updates**

- A. ARC – April 2024 Minutes were reviewed & accepted. Member Johnson gave a report.
- B. Finance – Report given by CFO Mike Miles.
- C. Landscape Meeting Minutes – Landscape Board Liaison Miles gave a report. The June 2024 Minutes were reviewed and accepted.
- D. Social – no report

**V. Unfinished Business**

**A. Pebble Beach Rd. Pedestrian Gates Discussion**

Management gave an update for the balloting process.

**VI. Open Forum**

- A. Member Miles gave a statement announcing the AT&T project that will allow homeowners to upgrade their service.
- B. Springfield HOA Board President Lynn Cooper discussed concerns regarding the upcoming AT&T work within the community.

**VII. Announcements & Adjournment**

The Board plans to meet again in Executive Session on August 6<sup>th</sup> and in Open Session on August 7<sup>th</sup>.

The meeting was adjourned at 6:27 PM.

These minutes are unofficial until signed by the Board.

ATTEST:

\_\_\_\_\_  
Director

\_\_\_\_\_  
Date

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

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