

Whitney Oaks

Board of Directors Meeting
Rocklin Event Center
2650 Sunset Blvd
Rocklin, CA 95677
Meeting Minutes – August 7, 2024

I. Call to Order

The meeting was called to order by President Jordan 6:04 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, homeowner account and compliance issues, and voted to appoint Richard Abdalah as Director-at-Large to fill the position that became vacant in June 2024.

- August 6, 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) July 3, 2024

B. Financial Review

- 1) June 2024 – Monthly Review
- 2) Lien Resolution – 19092467789
- 3) REAs

C. Reserve Expense Authorization

- 1) General - \$37,579.35
- 2) Rec Center - \$1,867.50
- 3) Unit 39 - \$
- 4) Unit 44 - \$

D. Contract Approval

- 1) Contracts formatted in 8/6 Executive Session

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

IV. Association Committee Reports & Updates

- A. ARC – Nothing to report.
- B. Finance – Report given by CFO Mike Miles.
- C. Landscape Meeting Minutes – Landscape Board Liaison Miles gave a report. The July 16, 2024 Minutes were reviewed and accepted.
- D. Social – no report

V. Guest Speaker

A. Joe Martin – AT&T

AT&T representative Joe Martin gave a brief overview of what is to be expected when AT&T begins work in the Association, and the benefits to homeowners once the work is completed. Mr. Martin then answered homeowner questions.

VI. Unfinished Business

A. Pebble Beach Rd. Pedestrian Gates Discussion

Management gave an update for the balloting process.

VII. Open Forum

- A. Richard Abdalah was appointed as Director-at-Large to fill the position that became vacant in June 2024. [M-Miles; S-Johnson; All in Favor]
- B. Homeowners spoke about HOA related topics.

VII. Announcements & Adjournment

The Board plans to meet again in Executive Session on September 3rd and in Open Session on September 4th.

The meeting was adjourned at 6:48 PM.

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

Director

Date

Respectfully Submitted by:

Dawn Scott, GM

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