

Whitney Oaks

Board of Directors Meeting
Rocklin Event Center
2650 Sunset Blvd
Rocklin, CA 95677
Meeting Minutes – September 4, 2024

I. Call to Order

The meeting was called to order by President Jordan 6:00 PM at the Rocklin Event Center.

Directors Present: _____

Rick Jordan, President
Rosalie Hayman, Vice President
Mike Miles, Treasurer
Rich Abdalah, Director

The Management Trust _____

Dawn Scott, GM

Directors Not Present: _____

Phil Johnson, Director

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.

- September 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) August 7, 2024

B. Financial Review

- 1) July 2024 – Monthly Review
- 2) Lien Resolution – 19093290433, 19092746655
- 3) REAs

C. Reserve Expense Authorization

- 1) General - \$60,335.95 & \$37,579.51 & \$66,214.00
- 2) Rec Center - \$
- 3) Unit 39 - \$
- 4) Unit 44 - \$2,154.00

D. Contract Approval

- 1) Contracts formatted in 9/3 Executive Session

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]

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 August 20, 2024 Minutes were reviewed and accepted.
- D. Social – no report

V. New Business

A. Candidate Elected by Acclimation – Rosalie Hayman & Mike Miles

It was explained only two Candidate Statements were received for the two open Board of Director positions by the deadline, therefore Rosalie Hayman & Mike Miles were elected by acclimation.

B. Board Member Appointed August 2024 – Richard Abdalah

Rich Abdalah was reintroduced to the membership as the newly appointed Board Of Directors member to the position left open by a mid-term resignation.

VI. Unfinished Business

A. Pebble Beach Rd. Pedestrian Gates Written Ballot Update

It was reported by management that as of end of business September 4, 2024 311 completed ballots had been received for the Pebble Beach Rd. pedestrian gates capital improvement vote.

B. AT&T Work in Association Update

It was reported by management work in the Phase 1 area would begin on Monday, September 9th, and parking would be limited in these areas during working hours.

VII. Open Forum

- A. Homeowners spoke about HOA related topics and asked questions of the Board and management.

VII. Announcements & Adjournment

The Board plans to meet again in Executive Session on October 1st and in Open Session on October 2nd.

The meeting was adjourned at 6:15 PM [M-Abdalah; S-Miles; All in Favor].

These minutes are unofficial until signed by the Board.

ATTEST:

Director

Date

Respectfully Submitted by:
Dawn Scott, GM

