

WHITNEY OAKS

MEETING ANNOUNCEMENT & AGENDA

EXECUTIVE SESSION – CLOSED SESSION

TUESDAY, AUGUST 5, 2025 3:00 PM

ROCKLIN LIBRARY

4890 GRANITE DR, ROCKLIN, CA 95677

- I. Call to Order
- II. Manager's Report
- III. Vendor
- IV. Homeowner
- V. Personnel
- VI. Legal
- VII. Minutes
- VIII. Adjournment

EXECUTIVE SESSION – CLOSED SESSION

TUESDAY, AUGUST 5, 2025

6:00 PM • ZOOM

- I. Call to Order
- II. Homeowner Compliance
- III. Adjournment

OPEN SESSION • WEDNESDAY, AUGUST 6, 2025 • 6:00 PM

Rocklin Event Center Room # 102

2650 Sunset Blvd

Rocklin, CA 95677

- I. Call to Order / Roll Call
 - A. Confirmation of Agenda Posting
- II. Introduction
- III. Executive Session Disclosure / Summary
 - A. August 5, 2025
- IV. Manager's Report
 - A. Prior Meeting Minutes
 - 1) July 2, 2025
- V. Financial Review/Acknowledgement
 - A. June 2025 Financials
 - B. Reserve Expense Authorization
 - General - \$22,038.26
 - Rec Center – \$0
 - Unit 39 – \$337.00
 - Unit 44 – \$4,969.00
- VI. Financial Report
- VII. Association Committee Reports & Updates
 - A. ARC
 - B. Landscape
 - C. Ad Hoc

VIII. Open Forum – Contract Approval Items Only

IX. Unfinished Business

A. Contract Approval

- 1) Signage at Gates – to warn drivers the Association is not responsible for damage incurred.

X. New Business

A. Contract Approval

- 1) Inspector of Elections - Bid from Bellwether Solutions to oversee 2026 Board of directors election.
- 2) 2026 Reserve Study - Bids from Associations Reserves, Browning Reserve Group, and California Builder Services.
- 3) Gate 18 Emergency Repair - Ratification required for gate 18 repairs.
- 4) Director Requested Gate Repairs - A&D bid for various repairs.

XI. Open Forum – Any Association-Related Topics

XII. Announcements & Adjournment

Please review www.whitneyoaks.org and the Hillcrest bulletin board for meeting updates.