

WHITNEY OAKS

MEETING ANNOUNCEMENT & AGENDA

EXECUTIVE SESSION – CLOSED SESSION

TUESDAY, JULY 1, 2025 3:00 PM

ROCKLIN LIBRARY

4890 GRANITE DR, ROCKLIN, CA 95677

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

EXECUTIVE SESSION – CLOSED SESSION

TUESDAY, JULY 1, 2025

6:00 PM • Zoom

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

OPEN SESSION • WEDNESDAY, JULY 2, 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. June 3, 2025
- IV. Manager's Report
 - A. Prior Meeting Minutes
 - 1) June 4, 2025
 - B. Lien Resolutions
 - 1) Acct # ____ 6655
- V. Financial Review/Acknowledgement
 - A. May 2025 Financials
 - B. Reserve Expense Authorization
 - General - \$32,934.66
 - Rec Center – \$0
 - Unit 39 – \$0
 - Unit 44 – \$2,363.00
- VI. CFO Report
 - A. Confirm CFO Resignation
- VII. Association Committee Reports & Updates
 - A. ARC
 - B. Landscape
 - C. Ad Hoc Committee Formation & Member Nomination
- 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.
 - 2) Trees of Heaven Removal from Open Space - updated bids to reflect Army Corp of Engineers direction.

X. New Business

A. **Contract Approval**

- 1) Gate 6 Repairs - Entry & exit gate operator repairs.
- 2) Pool Resurfacing Bids - Bids from Adams Pools & Burkett's.
- 3) Leak Detection Bid - Required for Burkett's pool bid & permitting.
- 4) Cattail Removal Bid - BLM bid to remove cattails throughout the Association.

B. **New Management Company Announcement**

XI. Open Forum – Any Association-Related Topics

XII. Announcements & Adjournment

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