

Whitney Oaks

Community Newsletter

Gate Code Change!

Please be reminded that the resident gate code will change on November 9, 2020. The new code will be given out during the Annual meeting. Should you not be able to attend the meeting, please contact Mikki Cooper at mikki.cooper@managementtrust.com or 916.985.3633 ext. 5129. ■

Annual Membership Meeting / Director Election 2020

The Association's 2020 Annual Membership Meeting is scheduled for **November 9, 2020**. Attached you will find the agenda for the meeting and the prior year's meeting minutes.

Due to the restriction on mass gatherings, we will be conducting the meeting via Zoom and encourage you to attend using your computer and/or phone. Please e-mail Laura Smyth, Laura.Smyth@managementtrust.com for log-in information and instructions for attending the Annual meeting electronically/telephonically.

Even though we will not be holding a formal election of Directors at the meeting, we *will* be introducing the new Directors, presenting reports on the status of the Association, and conducting other routine business. We encourage everyone to attend the Annual Membership Meeting on November 9th and hope to see and hear you there! ■

You're Invited! – HOA Budgeting 101 – OCTOBER 29, 2020 – 6:30PM

The Finance Committee, Board of Directors and management have teamed-up to provide you with the first-ever informational session on HOA budgeting for the Whitney Oaks Community Association. This quick hour session is meant to provide an overview of the budgeting process. We'll be going over the some of the basic components that are involved in creating a zero-balance non-profit corporation budget.

If you wish to attend this informative townhall meeting please RSVP to Laura Smyth at Laura.Smyth@managementtrust.com. Please do note that smart-phone/tablet/or computer attendance is required to review content being presented. ■

Email Distribution

Enclosed you will also find an e-mail delivery form. We highly encourage you to complete and return this form as soon as possible. The annual budget information and disclosures will e-mailed/mailed soon, and saving funds on postage and paper is always good! ■

Projects

The Association will be wrapping-up the year with a few more common area projects. Please keep your eyes peeled on the projects portion of the Whitney Oaks website. Storm drain clearing, more bark, and trail updates, are among the projects planned. Please visit <https://whitneyoaks.org/projects/> for project updates and details. Please do note that projects and details can change and change quickly due to weather and other circumstances. ■

Parking Variances

Please be reminded that short-term parking variance requests can be made via management. Please be sure that your request is made in writing and e-mailed to mikki.cooper@managementtrust.com, a minimum of 24 hours prior to your needs. Please also note that the management office hours of operation are from 9am – 4pm Monday through Friday. For longer-term requests, please be sure to complete a parking variance request form. The form can be found at <https://whitneyoaks.org/documents/>. Please be sure to follow the instructions on the form and submit photos with your request. ■

Association Meetings

While group gatherings are prohibited, Association meetings are being conducted virtually or by teleconference. Please be sure to review the Whitney Oaks website for agendas and contact management for participation information. <https://whitneyoaks.org/meetings/> ■

October 2020



BOARD OF DIRECTORS

Bob Jones	President
Rosalie Hayman	VP
Stan Laderman	Secretary
Richard Campbell	Treasurer
Rick Jordan	Director



BLUE KNIGHT SECURITY & PATROL



24/7 Dispatch: 916.299.0911
Guard Direct Line: 916.521.6034
only during patrol hours



The Management Trust

P.O. Box 1459
Folsom, CA 95763
Phone: 916.985.3633

AFTER HOURS EMERGENCY
866-324-3704

ASSOCIATION MANAGEMENT

MANAGER:

Laura Smyth: Extension-5144
laura.smyth@managementtrust.com

ASSISTANT MANAGER:

Mikki Cooper: Extension-5129
mikki.cooper@managementtrust.com

ARCHITECTURAL APPLICATIONS:

Mail plans to The Management Trust
Questions? Please contact
Brittany Hanson: Extension-5104
brittany.hanson@managementtrust.com

ACCOUNTING

Accounting Inquiries: (916) 985-3633
Pay-By-Phone: Extension-8050
nc-accounting@managementtrust.com

ASSOCIATION WEBSITE

<http://whitneyoaks.org>

WHITNEY OAKS COMMUNITY ASSOCIATION

2020 Annual Membership Meeting

Monday, November 9, 2020

6:00 PM

Please RSVP to obtain log-in information for the meeting, by contacting
Laura.Smyth@managementtrust.com.

Homeowner Registration -- 5:45PM-6:00PM

Please call or log-in to the meeting early to register.

AGENDA

1. 6:00 PM - Call to Order
2. Financial Reports
 - A. Investment Performance Report
Special Guests, Matt Bopp, Vice President, The Abbott Group at Morgan Stanley.
3. Board Report
4. Recognition
5. Approval of 2019 Meeting Minutes
(Please see the enclosure.)
6. Annual Board of Directors Election/Appointment
 - A. IRS - Resolution
 - B. Introduction of current Board Members
 - C. Introduction of Nominees
 - D. Declaration of Appointment of Candidates
7. Open Discussion
8. Adjournment

Whitney Oaks

2019 Annual Membership Meeting Minutes

November 11, 2019 - The Gables at Springfield - 2801 Springfield Drive, Rocklin, CA

I. Call to Order

The meeting was called to order by Director Jones at 7:04 P.M.

Directors Present / (Absent):

Bob Jones, President

Rick Jordan, Vice President

Richard Campbell, CFO

Rosalie Hayman, Secretary (Absent)

Natalie Trost, Director

The Management Trust

Laura Smyth, CCAM

Melissa Bel, CAMEX/CCAM

Guest Speaker

Matt Bopp, Morgan Stanley

II. Annual Board Election

A. Introduction of Board

The Board members present introduced themselves and their role on the Board.

B. Introduction of Nominees

The four nominees introduced themselves and said a few words.

III. Verification of a Quorum

Management reported a quorum present with 475 of the lots represented either in person or by ballot (470 are needed for quorum).

IV. Approval of 2018 Annual Meeting Minutes

Upon a motion duly made and seconded and by unanimous vote, the minutes of the November 12, 2018 Annual Membership Meeting were approved as drafted.

V. President's Report

Director Jones and the Board noted accomplishments made during the last year.

VI. Financial Report

Matt Bopp gave a presentation of the Reserve Investment Portfolio performance in 2019. He reviewed market conditions and the Association's portfolio and policy for investments and took questions from the audience.

VII. Open Discussion

Members were invited to address the Board and audience.

VIII. **Announcement of Election and Carry-over Funds Results:** Four Candidates ran for three (3) open seats. The following represents the election results:

Listed Candidate	Valid Votes Received
Richard Campbell	371
Nathan Garcin	272
Rick Jordan	354
Stan Laderman	274
2018 Annual Meeting Minutes _____	
Approved	
IRS Resolution _____	
In Favor:	423
Opposed:	5
2019/2020 Board of Directors _____	
Richard Campbell	
Bob Jones	
Rick Jordan	
Rosalie	
Stan Laderman	

IX. **Recognition**

The Board recognized Director Trost for her service to the Community.

X. **Door Prizes**

Gift cards and other door prizes were awarded to members that attended the meeting. The prizes were donated by vendors doing work for the Association in the past year.

XI. **Adjournment:** There being no further business and no objections, on a motion duly made and seconded, the meeting was adjourned at 8:12 P.M.

Approved by the Membership:

Unofficial until signed and approved

Board Secretary

Date

Respectfully Submitted by:
Laura Smyth, CCAM

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**Form to Obtain Member Approval for E-mail Distribution of Association Disclosure Documents
FOR Whitney Oaks Community Association**

Whitney Oaks is pleased to offer e-mail distribution services to its members. By signing up for e-mail distribution, not only are you going green and saving trees, but you are saving the Association substantial expenses on copying, postage and supply costs. Ultimately your participation in electronic delivery will assist the association to keep **YOUR** assessments down. We are encouraging all Whitney Oaks Members to **sign up** for e-mail distribution services. Please complete the consent form below and return it upon your earliest convenience.

Electronic documents include, but are not limited to:

- Notices
- Regular Board Meeting Notices
- Special Board Meeting Notices
- Proposed Rule Change Notification
- Request for Volunteers [Candidates, Committees, Inspector of Election, etc.]
- Pro Forma Operating Budget Summary
- Insurance Coverage Summary
- Alternative Dispute Resolution [ADR] Rights
- Secondary Address Notification Request
- Reserve Funding Plan
- Annual Update of Reserve Study
- Rules & Regulations
- Newsletters
- Annual Financial Statement
- Disclosure Documents Index
- Assessment and Reserve Funding Disclosure Summary
- Assessment Collection Policy
- Board Minutes Access
- Internal Dispute Resolution [IDR] Rights
- Architectural Changes Notice
- Monetary Penalties Schedule
- Review of Financial Statement

Registration forms must be signed and only one e-mail address will be accepted per property address. Signed forms may be scanned and e-mailed to Management at mikki.cooper@managementtrust.com or returned by mail to Whitney Oaks Community Association, c/o The Management Trust • P.O. Box 1459 • Folsom, CA 95763.

Please note that delivery of notices, disclosures and/or documents is complete at the time of e-mail transmission. Further, ***I understand and agree that it is my responsibility to notify the community association if our e-mail address should change.*** I also understand that any documents [delivered by e-mail transmission] and other non-electronic forms, can be made available to me as a hard copy at any time upon my written request.

The undersigned member hereby agrees to receive electronic delivery of association documents.

Signature of **Owner**

Date

Printed Name

Property Address: _____

E-mail address: _____