

Whitney Oaks

Board of Directors Meeting
The Whitney Room at Springfield
Meeting Minutes – November 3, 2021

I. Call to Order

The meeting was called to order by Director Hayman 6:00 PM at The Whitney Room at Springfield.

Directors Present:

Rosalie Hayman, President
Ross Ainsworth, Vice President
Richard Campbell, Treasurer/CFO
Rick Jordan, Secretary

The Management Trust

James Hofmann, CCAM

Directors Absent:

Stan Laderman, 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, and homeowner account and compliance issues.

- October 5, 2021
- October 21, 2021

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) September 8, 2021

B. Financial Review

- 1) September 2021– Monthly Review
- 2) Lien Resolution
- 3) Small Balance Write-off

C. Reserve Expense Authorization

- 1) \$27,938.50 (General)
- 2) \$200 (Rec Center)
- 3) \$200 (Unit 39)
- 4) \$9,825 (Unit 44)

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

IV. Association Committee Reports

Committee Chairs gave brief updates on the items below:

- A. ARC
- B. Finance
- C. Landscape
- D. Safety/Covid
- E. Inspector of Election
- F. Roster Updates

V. New Business

A. **Enforcement Policy and Schedule of Monetary Penalties Policy**

Motion was made, seconded and approved to approve the Enforcement Policy and Schedule of Monetary Penalties Policy as prepared by legal counsel Rosalind Olson. [M-Hayman; S-Jordan; All in favor]

B. **2022 Budgets**

Motion was made, seconded and approved to approve the 2022 Budget for the fiscal year commencing January 1, to reflect a monthly assessment of \$70 per member for the General Cost Center, \$29 for the Recreation Center, \$158 for Unit 39 Cost Center and \$38.27 for Unit 44 Cost Center as prepared by the Browning Reserve Group. [M-Campbell; S-Hayman; All in favor]

C. **2022 Reserve Study Update**

Motion was made, seconded and approved to approve the 2022 Reserve Study Update for the fiscal year commencing January 1, to reflect a monthly assessment of \$32.46 per member for the General Cost Center, \$3.16 for the Recreation Center, \$55.78 for Unit 39 Cost Center and \$123 for Unit 44 Cost Center as prepared by the Whitney Oaks Finance Committee. [M-Campbell; S-Hayman; All in favor]

VI. Open Forum

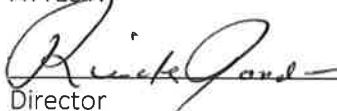
None.

VII. **Announcements & Adjournment**

Board plans to meet again in Executive Session on December 7, 2021 and in Regular/Open Session on December 8, 2021. The meeting was adjourned at 6:48PM.

These minutes are unofficial until signed by the Board.

ATTEST:


Director

1-5-22
Date

Respectfully Submitted by:
Jasmine Brinson, CCAM

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