

## Whitney Oaks

Board of Directors Meeting  
The Whitney Room at Springfield  
Meeting Minutes – December 8, 2021

### I. Call to Order

The meeting was called to order by Director Hayman 6:00 PM via Zoom meeting.

#### Directors Present: \_\_\_\_\_

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

#### The Management Trust \_\_\_\_\_

Jasmine Brinson, CCAM

### 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.

- November 2, 2021
- November 4, 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) November 3, 2021

#### B. Financial Review

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

#### C. Reserve Expense Authorization

- 1) \$17,733.37 (General)
- 2) \$3,144.83 (Rec Center)
- 3) \$1,377 (Unit 39)
- 4) \$1,125 (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
- The Inspector of Elections, Katie Gordan-Pitman, announced the results of the 2021 Election. Rick Jordan, Richard Campbell and Justin Henry were elected to the Board of Directors to serve a two-year term. Justin Henry has resigned his position on the Board effective November 30, 2021. The Federal Tax Resolution passed.
- F. Roster Updates

#### V. New Business

##### A. Code of Conduct

Motion was made, seconded and approved to approve the Code of Conduct. [M-Hayman; S-Ainsworth; All in favor]

##### B. Emergency E-Mail Meeting Resolution

Motion was made, seconded and approved to approve the Emergency E-Mail Meeting Resolution. [M-Hayman; S-Ainsworth; All in favor]

##### C. Late Fee Waiver Resolution

Motion was made, seconded and approved to approve the Late Fee Waive Resolution. [M-Hayman; S-Ainsworth; All in favor]

##### D. 2022 Meeting Calendar

The Board reviewed the 2022 Meeting Calendar and unanimously agreed to include the Social Committee meetings on the calendar.

##### E. 2022 Reserve Projects

The Board reviewed the Reserve Projects schedule for 2022.

##### F. 5G Policy

Motion was made, seconded and approved to approve posting the draft 5G Policy prepared by legal counsel for the 28-day commentary period. [M-Hayman; S-Ainsworth; All in favor]

#### VI. Open Forum

Open forum consisted but not limited to the following topics:

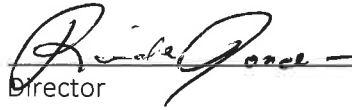
- Black Oak Lot
- Street Signs
- Gates
- Tree Trimming
- Concerns of Noise

**VII. Announcements & Adjournment**

Board plans to meet again in Executive Session on January 4, 2022 and in Regular Session on January 5, 2022. The meeting was adjourned at 7:07PM.

These minutes are unofficial until signed by the Board.

ATTEST:

  
Director

1-5-22  
Date

Respectfully Submitted by:  
Jasmine Brinson, CCAM

•••

