

Whitney Oaks

Board of Directors Meeting

<https://zoom.us/j/94975920332?pwd=YWxyYOILVUFpYkhhWjNRQmdnSkZMdz09>

Meeting ID: 969 7042 6799 • 1.669.900.6833

Meeting Minutes – February 3, 2021

I. Call to Order

The meeting was called to order by Director Hayman 6:04 PM via the teleconference/electronic meeting.

Directors Present:

Rosalie Hayman, President
Ross Ainsworth, Vice President
Richard Campbell, Treasurer/CFO
Stan Laderman, Director

The Management Trust

Laura Smyth, CCAM

Directors Absent:

Rick Jordan, Secretary

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 Executive Sessions on the dates noted below to discuss vendor contracts, legal matters, and homeowner account and compliance issues.

- February 2-3, 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) January 6, 2020

B. Financial Review

- 1) December 2020– Monthly Review
- 2) Lien Resolution
- 3) Small Balance Write-off

C. Reserve Expense Authorization

- 1) \$89,073.47 (General)
- 2) \$1,092.93 (Recreation)
- 3) \$6,585.72 (39)

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

IV. Reports / Committee Updates

A. ARC Committee

Management provided an update regarding ARC meetings. The Committee continues to have success meeting via Zoom.

B. CFO / Financial Committee

Director Campbell noted account receivables are at approximately \$39,000.00 with top debts assigned to Allied for collections. Cost centers 39 and 44 will be phased into more equities to improve growth of reserves.

C. Landscape Committee

Management noted that the Committee has been reporting common area issues along with working on a contract scope for general landscaping maintenance. The Committee has also been working on arborist specifications.

D. Safety/COVID Committee ad hoc

There are no updates from the Safety Committee.

E. Committee Roster Updates

A motion was made to reappoint Nathan Garcin to the Finance Committee and schedule interviews for other committee applicants. The motion was seconded and approved by all Directors. [M-Campbell; S-Laderman; All in Favor]

V. New Business

A. 2021-2022 Insurance Renewal

A motion was made to appoint Directors Ainsworth and Campbell to review insurance bids between meetings and make updates as needed to secure insurance renewals. The motion was seconded and approved by all Directors.

[M-Hayman; S-Laderman; All in Favor]

B. Account Updates / Signature Cards

A motion was made to update Morgan Stanley signature cards to reflect Directors Hayman and Campbell as primary contact for the account. The motion was seconded and approved by all Directors. [M-Ainsworth; S-Jordan; All in Favor]

VI. Open Forum

No members were present for the open session meeting.

Open forum consisted but was not limited to the following topics:

- Committee Volunteers
- Councilman Meeting for Community Members
- City Parking and Speed Enforcement
- Bat Boxes
- Landscaping
- Monument Signs
- Golf Course Fencing

VII. Announcements & Adjournment

Board plans to meet again in Executive Session on March 2, 2021 and in Regular/Open Session on March 3, 2021. The meeting was adjourned at 7:32PM.

These minutes are unofficial until signed by the Board.

ATTEST:

Rosalie J. Hayman
Director

March 11, 2021
Date

NOT VALID FOR TITLE TRANSFER

Respectfully Submitted by:
Laura Smyth, CCAM

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