

## 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  
Rick Jordan, Secretary  
Richard Campbell, Treasurer/CFO  
Stan Laderman, Director

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

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

- February 19, 2021
- March 2 & 3, 2021

Management noted that Board conducted their final interviews with grazing bidders at the February 19, 2021 meeting and approve the grazing contract submitted by CAPRA Environmental. During the March meetings the Board approved gate maintenance, gate cellular updates, and fruit reduction treatments for Units 39 and 44.

#### 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) February 3, 2021

##### B. Financial Review

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

##### C. Reserve Expense Authorization

- 1) \$54,607.75 (General)
- 2) \$753.00 (44)

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

#### IV. Reports / Committee Updates

##### A. ARC Committee

Management and Mr. King provided updates to the Board regarding the most recent meeting.

##### B. CFO / Financial Committee

Director Campbell noted account as of January 31, 2021 net income was approximately \$18,730.00. Reserve funds are currently at \$5.9 million. Management noted that the Finance Committee would not be meeting in February but will continue with their March meeting.

##### C. Landscape Committee

Management noted that the Committee has been working on the scope of the Unit 44 phased planting renovations.

##### D. Safety/COVID Committee ad hoc

There are no updates from the Safety Committee.

##### E. Committee Roster Updates

A motion was made to appoint Regina Escobar to the Finance Committee and Jennifer Zehnder to the Landscape Committee. The motion was seconded and approved by all Directors. [M-Campbell; S-Laderman; All in Favor]

#### V. New Business

##### A. Townhall Meeting with Councilman Broadway

The Board noted that they would be meeting with Councilman Broadway on April 6, 2021 to organize a future townhall meeting for residents.

#### VI. Open Forum

No members were present for the open session meeting.

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

- Pool seasonal scheduling.
- City liaison townhall meeting.
- Traffic – Park Drive.

VII. **Announcements & Adjournment**

The meeting was adjourned at 7:10PM.

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These minutes are unofficial until signed by the Board.

ATTEST:

*Rosalie J. Hayman*  
\_\_\_\_\_  
Director

April 8, 2021  
\_\_\_\_\_  
Date

NOT VALID FOR TITLE TRANSFER

Respectfully Submitted by:  
**Laura Smyth, CCAM**

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