

## Whitney Oaks

### Board of Directors Meeting

<https://zoom.us/j/92750206499?pwd=b1VXTEI2ZUc5bDI0bIRs>

Meeting ID: 949 5020 6499 • 1.669.900.6833

Meeting Minutes – June 2, 2021

#### I. Call to Order

The meeting was called to order by Director Hayman 6:00 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 dated noted below.

- May 24, 2021
- June 1, 2021
- June 3, 2021

Management noted that on May 24<sup>th</sup> the Board met with management to discuss contract terms. On June 1<sup>st</sup> the Board approved arborist work throughout the community with conditions, and on June 3<sup>rd</sup> the Board is scheduled to meet with homeowners to discuss compliance matters.

#### 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) May 5, 2021

##### B. Financial Review

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

##### C. Reserve Expense Authorization

- 1) \$4,941.88 (General)
- 2) \$2,862.00 (Recreation)
- 3) \$650.00 (39)
- 4) \$2,670.00 (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-Laderman; All in Favor]

IV. Association Committee Reports & Updates

A. **ARC**

Draft meeting minutes were provided to the Board for meeting review. Chairperson Eric King provided updates to audience and Board about the ARC meeting.

B. **Finance**

It was noted that there was no finance meeting in the prior month.

1) **IPS Draft**

A motion was made to have Rod Baydaline review the newly drafted IPS for any liability issues. The motion was seconded and approved by all Directors.

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

C. **Landscape**

The Landscape Committee is prepping for a walk of the green phase area in Unit 44.

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

The Board wanted to acknowledge Laura Strasser's efforts and expertise as she has been the resident expert on reservation systems for the website. With her knowledge and volunteerism, the Association was able to meet mandates and open the Hillcrest pool.

E. **Inspector of Elections**

A motion was made to start an Inspector of Elections volunteer committee that will include five (5) volunteer members. The motion was seconded and approved by all Directors. [M-Hayman; S-Laderman; All in Favor]

It was noted that an Inspector of Election and volunteers would be needed for the upcoming Director Election in November. The Board will place advisements in upcoming newsletters.

F. **Roster Updates**

No new Committee roster updates were made at this time.

V. New Business

A. **Trail Etiquette**

The Board noted that no electric or motorized vehicles should be used on the trails. The Board would like to research new or additional signs for the trail heads.

VI. Open Forum

No members were present for the open session meeting.

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

- Empty Lot / Fencing
- Pool / Gym / COVID opening
- Vehicle accidents on Park Drive / Speeding

VII. Announcements & Adjournment

The Board plans to meeting again in regular session on July 7, 2021 via Zoom. The meeting was adjourned at 7:31PM.

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These minutes are unofficial until signed by the Board.

ATTEST:

*Rosalie J. Hayman*  
Director

July 8, 2021  
Date

Respectfully Submitted by:  
Laura Smyth, CCAM

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