

# Whitney Oaks

Board of Directors Meeting

<https://zoom.us/j/95646464823?pwd=TU9zSE5UMCtoSmh1NlIUdW5lSDEvUT09>

Meeting ID: 95646464823 • 1.669.900.6833

Meeting Minutes – October 7, 2020

## I. **Call to Order**

The meeting was called to order by Director Jones at 6:08 PM via the teleconference/electronic meeting.

### Directors Present

Bob Jones, President  
Rosalie Hayman, Vice President  
Stan Laderman, Secretary  
Richard Campbell, Treasurer  
Richard Jordan, President

### Management – The Management Trust

Laura Smyth, CCAM

### A. **Confirmation of Agenda Posting**

Management confirmed that agendas were posted in accordance with civil code requirements, although do to the

## II. **Executive Session Disclosure / Summary**

Management noted that the Board of Directors held an Executive Session meeting on October 5, 2020, and any tabled items were discussed prior to this meeting.

The Board discussed compliance issue with homeowners and reviewed other compliance and account matters. The Board had approved some minor plantings, and bark installation in Units 39 and 44, and approved work for the Majestic Trail. Legal matters were also reviewed.

## 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 9, 2020

### B. **Financial Review**

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

### C. **Reserve Expense Authorization**

- 1) \$170,708.76 (General)
- 2) \$2,546.00 (Rec)
- 3) \$2,155.00 (39)
- 4) \$4,680.50 (44)

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

#### IV. Reports / Committee Updates

##### A. **ARC Committee Report**

Management provided updates regarding the last ARC meeting. The ARC continues to discussed fencing rules and logistics of meeting via Zoom.

##### B. **CFO Report / Financial Committee**

Director Campbell noted the following account standings.

Total Operating and Reserve account balances as follows:

Operating: \$210,155.57

Reserve: \$5,662,181.33

##### C. **Landscape Committee**

Management noted that the Landscape Committee is in development of a phased plant for plantings and renovations. Member Margaret Johnson also noted irrigation issues in the Unit 44 area. A portion of the Committee has also completed a walk with the landscape vendor.

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

The Board noted that they would like the Committee to begin to analyze opening the gym for use during the winter.

##### E. **Committee Roster Updates**

No new updates were made at this time, but the Board will continue to monitor attendance of the Committee members.

#### V. New Business

##### A. **2021 Budget Review / Approval**

A motion was made to approve the draft 2021 budgets as presented by the Finance Committee. The motion was seconded and approved.

[M-Hayman; S-Laderman; Opposed-Jordan; In Favor; Hayman, Laderman, Jones, Campbell]

#### VI. Open Forum

- Fire Season & Oaks
- Fire Hazards & Open Space Areas
- Separation of Landscaping Contract

#### VII. Board Informational Items

##### A. **Work Order Log**

#### VIII. Announcements

- ##### A. **Please review [www.whitneyoaks.org](http://www.whitneyoaks.org) and the Hillcrest bulletin board for meeting updates.**

IX. Adjournment

The meeting was adjourned at 6:47 PM.

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These minutes are unofficial until signed by the Board.

ATTEST:

*Rosalie J. Hayman*  
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Director

November 4, 2020  
\_\_\_\_\_  
Date

NOT VALID FOR TRANSFER

Respectfully Submitted by:  
Laura Smyth, CCAM

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