



WHITNEY OAKS

WHITNEY OAKS COMMUNITY ASSOCIATION

Annual Membership Meeting

November 16, 2015

The Gables at Springfield

2801 Springfield Drive, Rocklin, CA

MINUTES

- I. Call to Order** – The meeting was called to order by President Bob Jones at 7:00 P.M. The following Board Members were present as well as Vicky Langer, CCAM, Community Association Manager, Nikki Williams, Assistant Manager, and Bo Banks, Vice President, with The Management Trust, Kocal Division.

Bob Jones	President
Bonnie Laderman	Vice President
Rick Jordan	CFO
Sharon Theofelis	Secretary
Chris Krajewski	Director
Vicky Langer	Manager
Nikki Williams	Assistant Manager
Bo Banks	Vice President

- II. Introduction of Board Members and Management:** Board members and management were introduced to those members present at the meeting.
- III. Verification of a Quorum:** Bea Morrow, one of the “Inspectors of Elections”, reported that a quorum was present with 505 of the lots represented either in person or by ballot. 470 were needed for a quorum.
- IV. Annual Board Election**
- A. Introductions of Nominees:** The candidates introduced themselves and said a few words as follows: Bonnie Laderman, Rick Jordan, Chris Krajewski, and Richard Campbell.
- B. Polls Closed at 7:15 p.m.:** Bea Morrow, The Inspector of Election, closed the polls at 7:15 p.m.

- V. **Approval of 2014 Annual Meeting Minutes:** Upon a motion duly made and seconded and by unanimous vote, the minutes of the November 12, 2014 Annual Membership Meeting were approved as drafted.
- VI. **Presidents Report:** Bob Jones reported on Board activity during the past year (December 1, 2014 – present). He highlighted the following items:
- **Governing Docs Updated:** The Bylaws and CC&Rs of the Association were restated and updated. Voting began in 2014 and the ballots were counted in March.
 - **Paint Colors – Unit 39 & 44:** Specific paint color options for the RockRidge Communities (Units 39 and 44) were adopted.
 - **Grazing:** This year’s grazing of the open space areas was a success.
 - **Trail Work:** With help from the new Trails Committee necessary work to improve the trails was prioritized. Bids were obtained and the Board approved contracts with Dryco Construction (for the Asphalt work) and Bianco Landscape (for DG and trail drain work).
 - **Drought Measures:** in an effort to keep plants alive under watering restrictions, “Hydretain” was applied twice to all of the grass and shrub areas at the gate entries and park areas. This product has helped keep the moisture in the soil for the roots instead of letting it evaporate.
 - **Board Vacancy Filled:** Eva McLain resigned from the Board at last year’s Annual Meeting. After interviewing several candidates, Chris Krajewski was appointed to fill the vacancy for the remainder of the term.
 - **Construction Defect Work:** Other than an area that the Army Corps would not approve, an area that was determined not to be needed, and one area that is still pending, all other defect repair work in seven locations has been completed.
 - **Gates:** The gate codes from the past couple of years were changed.
 - **Speed Task Force:** A committee of members from Springfield and from outside of Springfield was appointed and has been working to develop an action plan to accumulate data from five or six areas using the recently purchased speed monitoring device.
 - **Storm Drain Cleaning:** This spring an inspection of all of the Association’s storm drains was done and a comprehensive report on the condition of the drains was reviewed. A list of recommended drain cleaning and related work was prioritized by the environmental company that put together the report and seven of the worst areas are being cleaned out by ESR (Engineered Soil Repairs).

- **Hillcrest High School Cut Through:** The Board is discussing all of its options to address the traffic/congestion and parking issues in the Hillcrest neighborhood. The school district seems interested in working with the Association to address the concerns brought forth by the Association.
- **Asphalt Coating:** All of the fire roads and trails were seal coated and crack filled. A portion of Hood Road was replaced where tree roots had lifted the asphalt.
- **LED Street Light Retrofit:** After looking at samples, reviewing input from owners, and many meetings with electrical contractors, a contract for converting all of the street lights within the community was approved. PG&E is financing a 0% loan for the project that the savings in electricity will pay for over the next 5 years.

VII. Photo Review: Vicky showed photos of this year’s accomplishments including photos of trail work, flooding, clean up, drain rebuilding, and other items.

VIII. Financial Report: Anton Bayer of Up Capital Management gave a presentation of the Reserve Investment Portfolio performance in 2015. He reviewed market conditions. The Association’s portfolio is made up of 85%-90% municipal bonds. The rest is balanced funds. Year to date returns are down 4.9%, but since inception it is up 3.5% per year.

IX. Open Discussion: Members were invited to address the Board and audience.

- Kelly Jordan thanked the board members for the hard work they do.

X. Announcement of Election and Carry-over Funds Results: Per the attached report “Exhibit A”, Rick Jordan, Chris Krajewski, and Bonnie Laderman were elected to serve two year terms on the Board. The resolution to carry over funds passed with 443 votes in favor and 6 opposed. 505 valid ballots were received. The vote counts are as follows:

Richard Campbell	262 Votes	
Rick Jordan	421 Votes	Elected to Serve Two Year Term
Chris Krajewski	339 Votes	Elected to Serve Two Year Term
Bonnie Laderman	337 Votes	Elected to Serve Two Year Term

XI. Door Prizes: Approximately \$1,000 in gift cards and other door prizes were awarded to members that attended the meeting. The prizes were donated by vendors doing work for the Association in the past year.

XII. Recognition and Thanks: Eva McLain was given an award plaque in honor of her service. She said a few words about her philosophy as a board member. Committee members and other volunteers were thanked for their service. The representatives of The Management Trust were thanked.

XIII. Adjournment: There being no further business and no objections, on a motion duly made and seconded, the meeting was adjourned at 8:20 P.M.

Approved by the Membership



Board Secretary

12/2/15

Date

Unofficial until signed and approved

WHITNEY OAKS COMMUNITY ASSOCIATION
Report to the Board of Directors by the Inspectors of Election
16-Nov-15

Total number of ballots received	511
Number of ballots disqualified	- 6
Net ballots counted	505

Candidate Name	# of Votes
1 Richard Campbell	262
2 Rick Jordan	421
3 Chris Krajewski	339
4 Bonnie Laderman	337
5 Joe Brodie	1
6 Joe Getty	1
7 R.G. Strong	1
8 Chris Wilshire	1
Total	1,363

Resolution on Excess Income	In Favor	Opposed	Total
	443	6	449

Signatures of the Inspector(s) of Election:

Bea Morrow Bea Morrow
 Rosalie Hayman Rosalie Hayman
 Susan Boeck Susan Boeck