



# WHITNEY OAKS

## WHITNEY OAKS COMMUNITY ASSOCIATION BOARD MEETING MINUTES February 18, 2015 – 2:00 P.M. The Oaks, Rocklin, CA

- I. **CALL TO ORDER:** The meeting was called to order at 2:00 P.M. by Board President Bob Jones.

**DIRECTORS PRESENT:** The following Board Members were present as well as approximately 20 other Homeowners. Agendas were posted at least four days prior to the meeting at The Gables, at the Hillcrest Pool bulletin board, and on the Association’s web site.

Bob Jones	President
Bonnie Laderman	Vice President
Rick Jordon	CFO
Eva McLain	Secretary
Sharon Theofelis	Director

**ALSO PRESENT:** Vicky Langer, Association Manager, with The Management Trust, Kocal Division.

II. **NEW BUSINESS**

- A. **Open Space “Cut Through” at Hillcrest Pool:** Rocklin Unified School District representatives Marty Flowers and Sue Wesselius requested this meeting with the Board of Directors. Marty is the Director of Secondary Education and Sue is the Director of Facilities and Operations. The two of them gave a brief history of the area that used to be fenced and presented concerns about the area becoming a permanent access area. They requested cooperation of the Association seeking a permanent solution. They, the Board, and other members present discussed the problems and possible solutions and their ideas around the issues. The issues included parking, traffic, safety, open space rules, past experience with fences/gates, and campus monitoring and enforcement limitations. The School District is looking for a joint effort. A motion was made and seconded (Rick/Bob) to find out where the boundaries are for that area using a surveyor. The motion failed on a 2 to 3 vote with Sharon, Eva and Bonnie voting against. Discussion of this item will be continued.

- B. **Latent Defect Project – Area 14 – Chasen Court:** The Board considered input from Chris Wilhite, with Engineered Soil Repairs, and Rick Holsinger, the Consultant overseeing the latent defect project, as well as input from several homeowners living on Chasen Court. Resident Mark Imri showed photos and presented his argument that the approved design will not solve the problem. After much discussion and input from other Owners, a motion was made and seconded (Rick/Bonnie) to continue with the project as designed. The motion was adopted on a 3 to 2 vote with Sharon and Eva voting against. It was suggested that a meeting be set up with the Consultant and the Homeowners on Chasen Ct. to discuss the design and whether installing grates or posts in the wier areas could be an improvement to the approved design.
- C. **Storm Drain Maintenance & Repairs:** Paul and Dave, with Thunder Mountain Enterprises, reviewed their preliminary survey and proposals for cleaning out a storm drain near 2330 Clubhouse Drive and for performing inspections and maintenance on storm drains. According to the contractor, most drains on Clubhouse Dr. are functioning at 20% - 50%. The one at 2400 Clubhouse was totally impacted as evidenced by the sediment left on the road after the December 9<sup>th</sup> 2014 storm. The outfall was totally buried. Once uncovered it was determined that there was no slope from the pipe to the pond which indicates the water will continue to sit at the exit and flow back into the pipe. Investigation was recommended to identify problems. The contractor recommended an inventory be put together and recommendations be made by them after an inspection, and that the Association get on a regular maintenance program. A motion was made to approve the proposal from Thunder Mountain Enterprises, Inc. (Rick/Sharon) at a cost not to exceed \$4,000. The motion was unanimously adopted.
- D. **Gate vs. Vehicle Incident:** The Board reconsidered a request for reimbursement and input from an eyewitness as well as the contractor for damage the contractor's (landscape) truck sustained coming through Gate #21. Bob reviewed his findings after spending some time monitoring the timing of the gates opening and closing. Rick shared the input from the gate maintenance company. After further discussion, a motion was made and seconded (Rick/Bonnie) to deny the claim for reimbursement. The motion was adopted unanimously.
- E. **Board Meeting Time:** The Board discussed the possibility of moving the start time for regular board meetings to 6:00 P.M. so that business can be wrapped up by the 8:30 P.M. cut off time requested by Springfield. Springfield staff need to clean up and/or lock up the meeting room before leaving at 9:00 P.M. A motion was made and seconded (Rick/Sharon) to

start regular board meetings at 6:00 P.M. year-round. The motion was adopted on a 4 to 1 vote with Eva voting against.

**III. HOMEOWNER FORUM:** The following items were brought to the attention of the Board under this portion of the Agenda.

**Drainage (Ponding Water) Issue:** Homeowners from 2847 and 2849 Hillcrest reported a problem with ponding water on their street coming down from above/behind their homes. Management will meet with the landscape contractor and the homeowners and report back to the Board on this matter.

**Gate Box Damage:** An Owner on Legend inquired about a reimbursement request sent to her by the Association for damage done to the gate entry box.

**Latent Defect Work – Area 14:** Ken Morrow reiterated his opinion that there was no need for any retaining walls at Area 14. He disagrees with the Engineer overseeing the latent defect project on this item.

**IV. ADJOURNMENT:** There being no further item of business to discuss, upon a motion duly made and seconded, the meeting was adjourned at 4:30 P.M.

The next Board of Director's business meeting will be the on March 4, 2015 at 6:00 p.m. at the Oaks in Springfield: 2801 Springfield Blvd., Rocklin, CA.

*I, Sharon Theofelis, the Secretary of the Whitney Oaks Homeowners Association, do hereby certify that the foregoing is a true and correct copy of the Minutes of the Whitney Oaks Board of Directors Meeting held on January 7, 2015 as approved by the Board Members in attendance of a duly noticed Board meeting.*

  
Secretary

Date April 1, 2015