



WHITNEY OAKS

WHITNEY OAKS COMMUNITY ASSOCIATION
BOARD MEETING MINUTES
November 2, 2016
The Oaks, Rocklin, CA

I. CALL TO ORDER: The meeting was called to order at 6:00 P.M. by Board President Rick Jordan at 2801 Springfield Drive, Rocklin, CA

DIRECTORS PRESENT: The following Board Members and management personnel were present as well as approximately 10 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 website.

Rick Jordon	President
Chris Krajewski	Vice President
Sharon Theofelis	Secretary
Bonnie Laderman	CFO
Bob Jones	Member at Large
Melissa Bell	The Management Trust
Mikki Cooper	The Management Trust

II. APPROVAL OF MINUTES:

A motion was made and supported, to approve the October 5, 2016 meeting minutes as submitted. *Resolved, motion carried 5-0.*

III. MANAGER’S REPORT: The following items were briefly discussed with the Board and the members in attendance.

- 1) **Executive Session Summary:** *The Board met in Executive Session to discuss the following items:*
 - i. **Compliance Issues**
 - ii. **Formation of Contracts**
 - iii. **Collections**

- **Annual Meeting Plans:** Per the October meeting discussion, meeting packets were mailed without candidate statements to that a 25% quorum can be achieved and so that the “roll over resolution” can be adopted even if it may not be needed. The volunteers, Lu Ah Nee, Bea Morrow, and Barbara Holt, will get the ballots from the Rocklin PO box and keep track of them. The roll over resolution can be adopted by counting up the ballots or by a show of hands at the meeting (so long as a quorum is achieved). Vendors are sending in prizes for the meeting. Don’t forget that the meeting time is 7 PM and not 6 PM. Thanks!
- **School Fences:** the chain link fence was cut to allow entry to the school but the district put up a tall wrought iron fence behind the chain link fence. Also, kids were digging under the wrought iron fence so that area was blocked off/repared. Here are some pictures:



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- **Drainage Channel Problem at 2010 Shady Trail:** A proposal from ESR was approved contingent upon the contractor being able to complete the work within 60 days. ESR is able to do that and is coordinating access with the golf club and homeowner.
- **Area #3 Construction and All Construction Defect Repairs – Wrap Up:** Some of the utility lines were moved, and the drain pipe was successfully installed in spite of electrical lines still in the easement. The Owner sent a check for \$1,500 to reimburse the HOA for the cost of the survey that had to be done. ESR did not charge any for de-mobilizing or re-mobilizing during the delays. The curbs damaged by ESR were repaired. The oil stains were cleaned again with a better result. Via email it was suggested we not have the entire area seal coated now but rather wait until next year when sealcoating and striping is on the reserve study schedule, but rather spend the money on more curb repairs in this area (Chris K. suggestion). Rick Holsinger (Consultant) is doing a final inspection of the areas before we pay the final bill for the construction defect work.
- **Curb Needed/Requested:** The homeowner at 3810 and 3820 Whitney Oaks Dr. (same owner) showed me (Vicky) an erosion issue that is being made worse by water coming across the street and going down onto the vacant lot at 3820. It is recommended that the HOA install a curb on the lot side of the street to direct the run-off to the drain and stop the erosion. Here are some photos. We have requested bids for this project and it will be on the November 30th meeting Agenda.
- **Hood Road Trees:** A tree from the wetland golf course area has fallen over and is leaning on our oak tree on the other side of the road. There is also another dead tree in that area. We have asked the golf course manager to remove the two trees. Still waiting for the golf course to respond on this one.
- **Retaining Wall behind Hillcrest Pool:** The retaining wall inside the school area behind our wrought iron fence is leaning and should probably be replaced soon. I asked the school to replace it months ago and they said it was the Association's wall. Recently the school district reps noted that they had a survey done that confirms it is the HOA's retaining wall. We asked the school to send us a copy of the survey.
- **Rain Issues:** The first big rainy weekend of the season occurred on October 14th – 16th.
 - Part of a tree snapped off and fell on to Legend Drive. It was moved out of the way and later removed.
 - The drains at the bottom of the two channels coming down the hillside to Vivien Way overflowed.
 - Storm Drain near 3811 Heather Court got clogged and water went up to owner's foundation. Plumber was sent by emergency on-call person. Plumber notified us that there is a clog they could not clear. ESR was asked to look and send proposal to get it open.



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- Tree down near gate at 4026 Legend Drive
 - 3005 Chimney Court (Springfield) backyard flooded. Referred to Springfield staff.
 - 3406 Kensington Ct. complaint received about ponding water by front door. BLM looking to see if drain is needed.
- **Tow Sticker Stickiness:** We were receiving some complaints about the 90-day tow warning stickers being difficult to remove from vehicles. The printing company tested the original stickers and thought they would be OK, but apparently they are not. They will be giving WOCA a credit for the inconvenience. We have ordered some new warning tags that only have three small strips of sticky areas rather than the whole tag and got them to Paladin. Cost was minimal.

IV. COMMITTEE REPORTS

- A. **Architectural Review Committee:** Eric King reported that at the October meeting there were 16 applications considered for various items including solar, landscaping, and painting.
- B. **Landscape Committee:** The committee met on October 12, 2016 and discussed Old Oak Tree way and how the plants in the area were removed and replacement plants are dying or are dead. Photina is suggested and sprinkle some honeysuckle. Doug Gillen (BLM) will work with Ronnie. Additionally, the committee obtain the status on various irrigation and planting work. Fall tree trimming and injections are due in Jan/Feb.
- C. **Finance Committee:** The committee and some board members met with Anton Bayer from Up Capital Management to review the association's investments.
- D. **Trail Committee:** Richard Conrad reported on the status of the trail repairs. He also addressed the correspondence that was submitted regarding the committee.
- E. **School Access Committee:** No new reports.

V. FINANCIAL REPORT

- A. **Treasurers Report:** Bonnie Laderman reviewed her CFO report and the financial reports for the month ending September 30, 2016, highlighting account balances and monthly and year-to-date income vs. expenses. Expenses are over budget by \$6,311.00 and under income by \$30,440.00.
- B. **Reserve Expense Authorizations:** A motion was made supported to approve three (3) reserve transfers: \$103,657.05, \$500.00, \$700.00. **Resolved, motion carried 5-0**
- C. **Lien Resolution:** There were no pending liens.



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VI. UNIFINISHED BUSINESS

- A. Proposed Parking Rule Change (Boats/RVs/Trailers):** The Board is proposing to change the rules to limit the parking in the community to 48 hours per month. A few members were in attendance that are opposed to the change in addition to a few emails. The board took all matters into consideration and did agree to table this issue. If the board determines that the parking is becoming a problem the rule will be re-evaluated.
- B. Architectural Appeal – 2020 Shady Trail — Net on Golf Course:** Mr. Dhillion requested an appeal for the golf net due to the architectural committee's denial. After careful consideration the board moved to deny the installation of the net since it is not ascetically appealing. Mr. Dhillion was also informed at the time he purchased the home, that each owner expressly assumes detriments and risks of owning property adjacent to a golf course. The net shall be removed within two (2) weeks.
- C. Architectural Rules & Regulations – Review Draft:** A motion was made and supported, to approve draft #4 of the architectural rules and regulations to be distributed to the membership for a thirty (30) day comment period. *Resolved, motion carried 5-0.*
- D. Trail Committee Concerns (re-routing steep trails):** Chair, Richard Conrad expressed some concerns within the committee. The Board agreed that a meeting should be called with the Board members and committee members to discuss the issues brought up and find a mutual resolution.
- E. Fence Replacement/Sharing Costs:** The Board was asked to review the owners request to share in the cost of painting the wrought iron fence that borders the fire access area at 2338 Pioneer Way. The Springfield and WOCA CC&Rs state that each Owner shall have the obligation to maintain, repair and replace in good condition both side yard return fencing or walls except for fences and walls that are to be maintained by the Master. The Board unanimously agreed to deny sharing in the cost of painting.
- F. Video Camera at Specific Entry Gates:** *This item was tabled.*

VII. NEW BUSINESS

- A. ARC Appeal:** Mr. Mark Penny appealed to the board to reconsider the installation of some red outdoor curtains. The curtains would be installed on the upper outside balcony and the color will match the front door. The architectural committee deferred this to the Board. A motion was made to approve the drapes with conditions, including, but not limited to, the drapes will not be closed at any time. The drapes must be maintained in good condition at all times. If valid complaints are received, or if conditions are not met, the Board has the



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authority to reverse the approval and request the removal of the drapes. **Resolved, motion carried 4-1.**

- B. Architectural Review Committee Vacancy/Appointment:** Committee member, Patrick Quarry, decided to continue with his volunteer position. **No action.**
- C. Concrete Sidewalk Repairs/Lariat Court:** A **motion** was made and supported to approve the proposal for patching several chips in the concrete curb at 2713 Lariat Ct. and to cut, remove and replace 4' x 3' section of sidewalk at 2707 Lariat Ct. at \$1,400.00. **Resolved, motion carried 5-0.**
- D. Landscaping at Large Orchard:** A **motion** was made and supported to approve the proposal to repair landscaping that was removed toward the west end area of the Large Orchard in the amount of \$1,166.00. **Resolved, motion carried 5-0.**
- E. Curb Repairs/Area #3/2380 Clubhouse:** No action taken at this time.
- F. Old Oak Tree Way/Drainage Area Landscaping:** The Board recommends that a meeting take place with the landscape committee and BLM.
- G. Fitness Center Televisions:** A **motion** was made and supported to purchase two (2) flat screen televisions (39"- 40"). Costs not to exceed \$1,000.00 for the purchase of the televisions and installation. **Resolved, motion carried 5-0.**

VIII. CORRESPONDENCE: Correspondence listed on the Agenda was reviewed. **No action**

IX. HOMEOWNER FORUM: The following items were brought to the Board's attention:

A. Fence Repairs

X. ADJOURNMENT: There being no further business to discuss, the meeting was adjourned at 8:12 P.M. The next Board of Director's open meeting will be held on November 2, 2016 at 6:00 P.M. at the Oaks in Springfield: 2801 Springfield Blvd., Rocklin, CA.

Respectfully Submitted and Prepared by:

Melissa Bell, CAMEX | CCAM®



The Management Trust
KOCAL DIVISION



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I, Rick Jordan, 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 November 2, 2016 as approved by the Board Members in attendance of a duly noticed Board Meeting.

Signature

Date