



WHITNEY OAKS

WHITNEY OAKS COMMUNITY ASSOCIATION BOARD MEETING MINUTES

July 25, 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.

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

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| Rick Jordon | President | |
| Chris Krajewski | Vice President | |
| Sharon Theofelis | Secretary | |
| Bonnie Laderman | CFO | |
| Bob Jones | Member at Large | Absent |
| Vicky Langer | The Management Trust | |

II. **NEW BUSINESS - PARKING – STREET WIDTH CONCERNS**

Brian Hunt, President of Professional Parking Enforcement, a contractor knowledgeable about parking regulations and enforcement, discussed recently raised concerns about the width of streets in the community. He highlighted his qualifications and background in parking management, and what could be expected in his process of investigating this matter. He has reviewed drawings/plans of the Association at the management office and reported that in most cases, the plans show 28’ wide streets. He reported that he had randomly measured many the regular streets and reported that they are all within 1” of being correct. For the reasons of policy, he reported that the Association does not have to worry about the width of the streets or the current parking rules. Not all the streets are the same, but they are “equal” (taking into account gradients) and are 28’ wide (asphalt area) except for the streets in Units 39 and 44’ and possibly the end of some cul-de-sac courts such as Raintree Court. Pavement levels appear to be standard. He explained the various types of curbing. The fire department sets the standard for minimum widths for streets parked upon. He will research local ordinances. What has been built fits the drawings. The courts are less than 28’ and probably should all be painted red. In his opinion, on the non-red side of the street, RV parking should be fine. Areas like the ends of Raintree Court Live Oak Ct., Live Oak Way, and Hood Road. Brian gave an estimated 4-6 hours of more research and to put together his recommendations on these matters.

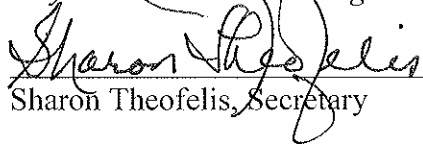
A. Proposed Revised Architectural Design Guidelines

Members of the ARC, Eric King, Jim Phelps, and Rick Held reviewed the proposed revised architectural rules/guidelines and discussed many aspects. Jim Phelps will make the agreed upon changes to the draft. Jim will make the changes discussed and agreed upon. The committee will work on the “buffer zone” wording with regard to relocation of fences as well as the matter of fence stain color/product options. After the changes are made, the next draft will be reviewed by the Board and then reviewed by the Association’s General Counsel.

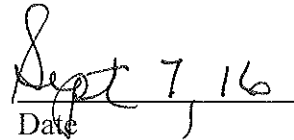
III. HOMEOWNER FORUM: There were no new items brought to the Board’s attention.

IV. ADJOURNMENT: There being no further business to discuss, the meeting was adjourned at 8:45 P.M. The next Board of Director’s open meeting will be held on August 3, 2016 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 July 25, 2016 as approved by the Board Members in attendance of a duly noticed Board meeting.



Sharon Theofelis, Secretary



Date