



WHITNEY OAKS

WHITNEY OAKS COMMUNITY ASSOCIATION
BOARD MEETING MINUTES
February 1, 2017
The Oaks, Rocklin, CA

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

DIRECTORS PRESENT: The following Board Members and management personnel were present as well as approximately 25 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.

Ryan Rosas	President	<i>Present</i>
Bob Jones	Vice President	<i>Present</i>
Chris Krajewski	CFO	<i>Absent</i>
Bonnie Laderman	Member at Large	<i>Present</i>
Melissa Bell	Management	<i>Present</i>
Mikki Cooper	Management (via FaceTime)	<i>Present</i>

II. **APPROVAL OF MINUTES:**

A **motion** was made and supported, to approve the January 4, 2017 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. **Legal**

iv. **Collections: Foreclosure Resolution:** CA civil code 1367.4 (c)(2) requires that the decision to foreclose a validly recorded lien be made by a majority decision of the board of directors in executive session, that the vote be recorded in the minutes of the next open meeting of the board, and the confidentiality of the member protected by identifying the matter in the minutes by referencing the action by account or parcel number. In accordance with the association’s delinquency policy adopted by the board and published annually and with the collection documents, the following account(s) required board action to foreclose the lien.

MOTION: *The following properties have not satisfied their delinquent assessments since receipt of the Authorization to Record Notice of Delinquent Assessments, therefore, the Board approves the Trustee to proceed with Non-Judicial Foreclosure for the following accounts: ●376-060-005-000*



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IV. COMMITTEE REPORTS

- A. **Architectural Review Committee:** The committee met on January 18, 2017 and reviewed (4) Landscaping applications (*2 denied, 1 partially approved, 1 approved*), (1) application for fencing (*approved*), (2) exterior painting (*approved*), (1) security door (*approved*), (1) garage door (*approved*), (3) solar applications (*approved*).
- B. **Landscape Committee:** The committee met on January 11, 2017 and discussed the status on old and new landscaping projects.
- A. **Finance Committee:** The committee met on January 23, 2017. Up Capital attended to present a performance summary. The committee is pleased with the investment strategy and management of UpCapital. With the resignation of Bill Jarrett, acting Chair Don Biddle will now be committee Chair. The committee needs additional volunteers. Anyone interested are to contact management.
- C. **Trail Committee:** No Report.

V. FINANCIAL REPORT

- A. **Treasurers Report:** Ryan Rosas provided a summary on the association's financials dated December 31, 2016. Total operating balance \$437,453.31, total reserve balance \$4,173,689.16. Year to date net income \$62,700.11. There are 129 accounts on the delinquency report with \$83,307.63 in accounts receivables that includes collection costs, interest, late fees and assessments.
- B. **Reserve Expense Authorizations:** The following reserve expenditures were approved so funds could be moved to operating. (i) *Department of Treasury = \$8,310.00* (ii) *Engineered Soil Repairs = \$75,984.75* (iii) *Bianco Landscape = \$20,736.00* (iv) *Signs in 1 Day = \$2,236.00* (v) *Eco Landscape and Tree = \$9,093.50* (vi) *A&D Gates = \$842.00* (vii) *River City Restoration = \$2,650.00* (viii) *Progressive Painting = \$20,817.00* *Reimbursement for Fitness TV's = \$549.00*
- C. **Bad Debt Write Off:** No bad debt was presented
- D. **Lien Resolution:** There were no pending liens.

VI. NEW BUSINESS



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- A. **Set Annual Meeting Date:** The board approved Monday, November 13, 2017 as the annual meeting date. Candidate's night will be held on Monday October 9, 2017.
- B. **Board Liaisons for Committees:** The board did not see a need for the appointment of liaisons.
- C. **Discussion on Potential Membership Vote (common area modifications):** A *motion* was made to proceed with allowing public access to Rocklin High School. The motion was not carried. The board cannot vote on this issue, to dedicate common area to public use would require a passing vote of 2/3 of the WOCA membership. The board advised the resident, Mr. Benzel, that he has every right to continue gathering additional information.

VII. OPEN FORUM:

- A. Gate Access (Cold Water/Black Oak)
- B. Agenda/Newsletter on Website.
- C. Walkway.to RHS

VIII. ANNOUNCEMENTS:

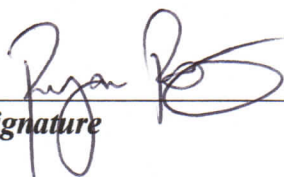
- April 5, 2017 Regular Board of Directors Meeting(s) at 6:00PM – The Oaks
- April 10, 2017 Executive Session Meeting at 6:00PM – Whitney Oaks Golf Club (*private meeting of the directors*)

IX. ADJOURNMENT: There being no further business to discuss, the meeting was adjourned at 7:34 P.M.

Respectfully Submitted and Prepared by:

Melissa Bell, CAMEx | CCAM®
 The Management Trust
KOCAL DIVISION

I 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 February 1, 2017 as approved by the Board Members in attendance of a duly noticed Board meeting.


Signature

3/1/17
Date