



WHITNEY OAKS

WHITNEY OAKS COMMUNITY ASSOCIATION
BOARD MEETING MINUTES
June 6, 2018
The Oaks at Springfield, Rocklin, CA

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

Agendas were posted no less than four days prior to the meeting at the Hillcrest Pool bulletin board. Additional postings on the Association’s website and the Gables at Springfield.

DIRECTORS PRESENT:

Board Members Present/Absent:	Natalie Trost	President	<i>Present</i>
	Bob Jones	Vice-President	<i>Absent</i>
	Richard Campbell	CFO	<i>Present</i>
	Rosalie Hayman	Secretary	<i>Present</i>
	Rick Jordan	Director	<i>Present</i>

The Management Trust: Shelley Nulton, CCAM – Executive Manager
Mikki Cooper- Assistant Manager *(via FaceTime)*

II. APPROVAL OF MINUTES:

Motion to approve the May 4, 2018 meeting minutes as submitted. Motion carried, Resolved 4-0

III. EXECUTIVE MEETING SUMMARY: The following items were briefly discussed with the Board and the members in attendance:

A. Executive Session Summary – June 4, 2018: The Board met in Executive Session to discuss the following items:

- i. **Compliance:** *(2) Vehicle, (1) Sports Equipment, (1) Landscaping*
- ii. **Rules and Policies:** *The board discussed updating or creating new rules. Once the rules have been agreed upon they will be distributed to the members per Civil Code. Policy and rules that were discussed, Clothesline Rules*
- iii. **Formation of Contracts:**
 - a. **Investment Portfolio:** *The Finance Committee and Board worked several months on interviewing finance managers. After the initial interviews, the candidates were narrowed down to three (3) firms. It was unanimous and Mr. Matt Bopp with Morgan Stanley was hired as the new financial manager. The investment portfolio will be transitioned in the middle of June.*
 - b. **Weed Abatement:** *The board approved string weed abatement behind Tahoe Vista to begin immediately at a cost of \$7,000.00. A meeting with a new herder will be arranged as soon as possible to cover the additional areas of the association.*
 - c. **Web Design:** *The contract was finalized to begin construction on the new website.*
- iv. **Private Informational Matters:** Four (4) private matters were discussed.



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IV. COMMITTEE REPORTS:

- A. Architectural Review Committee:** The following applications were reviewed on via email by the committee. *Exterior Paint: Two (2) applications.*
- B. Landscape Committee:** The committee met on June 19, 2018 after several months off. One committee member resigned, Melanie Cook, after a long tenure. A new committee member was appointed, Richard Conrad.
- C. Finance Committee:** The Committee met on June 28, 2018. The financials for May 31, 2018 were reviewed. *The Finance Committee and Board worked several months on interviewing finance managers. After the initial interviews, the candidates were narrowed down to three (3) firms. It was unanimous and Mr. Matt Bopp with Morgan Stanley was hired as the new financial manager. The investment portfolio will be transitioned in the middle of June. The association is very healthy financially.*

V. FINANCIAL REPORT

- A. Treasurers Report:** CFO, Richard Campbell, provided a summary on the association's financials dated April 30, 2018. Total operating balance \$471,843.78, total reserve balance \$4,862,696.37. Year to date net income \$69,247.97. There are 118 accounts on the delinquency report with \$66,703.11 in accounts receivables that includes collection costs, interest, late fees and assessments.
- B. Reserve Expense Authorizations:** The following reserve expenditures were approved for funding transfers: *A&D Gates \$3,498.71 • ECO Landscape \$4,750.00 • Total = \$8,248.71.*
- C. Lien Resolution:** *In accordance to Civil Code §5740 the Board of Directors hereby authorizes and instructs the Association's collection service to record a lien in the full amount of unpaid assessments, late charges, interest, and collection fees and costs against that property owned by the member(s) listed on the association's delinquency report dated April 30, 2018 and who are, or become, delinquent in their assessments beyond 60 days. This authorization shall only apply to those members who have been properly noticed of their delinquent assessment and of their rights as delinquent members in accordance to Civil Code §5740.*

The Board authorizes any director to sign and date any and all lien authorization forms as may be required for those delinquent members so noted in the attached delinquency report identified by their association account number. The report will be attached hereto the association's minutes. Resolved 4-0, motion passed

VI. NEW BUSINESS:

- A. Pool Hours:** The Board stated that there were no new pool hours. The pools were still open from 7 am to 10 pm. However, monitors were only on duty from noon to 8 pm.



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B. Vehicle Gates: It was stated that the gates are about 20 years old and that the association is currently spending approximately \$7,000 a month on repairs. The board needs to decide if they want to continue to repair the gates or make upgrades with new technology.

VII. OPEN FORUM:

- A.** A homeowner expressed concerns about the workmanship of the seal coating, including that they did not fill the cracks in the street. She also stated that her and other homeowners on Coldwater and Black Oaks were not notified of the asphalt work.
- B.** There were questions about the upcoming grazing.
- C.** One owner stated that he did not want the goats on his property.
- D.** There was a question on why some of the monuments were painted a different color.
- E.** A homeowner stated that they tagged vehicles that parked on the streets for the unsanctioned Rocklin High School Senior Sunset on May 31st.

VIII. ANNOUNCEMENTS:

- July 9, 2018 – Executive Session – Whitney Oaks Golf Course (*private meeting-not open to the membership*) 5:00 PM
- July 11, 2018 – Regular Session (Open) – The Oaks at Springfield 6:00 PM

IX. ADJOURNMENT: There being no further business to discuss, the meeting was adjourned at 6:55 p.m.

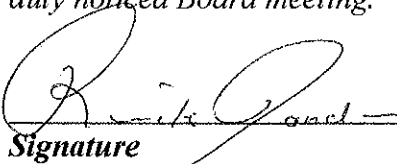
Respectfully Submitted and Prepared by:

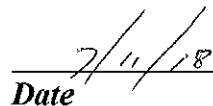
Shelley Nulton | CCAM®



| The Management Trust

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 May 2, 2018 as approved by the Board Members in attendance of a duly noticed Board meeting.


Signature


Date