

**Board of Directors Meeting
August 6, 2018
Executive Minutes**

Privileged and Confidential

- I. CALL TO ORDER:** *The meeting was called to order at 6:00 PM by CFO, Richard Campbell at Whitney Oaks Golf-Clubhouse • 2305 Clubhouse Drive • Rocklin, CA. 95765*
- II. ROLL CALL:**
- III. DIRECTORS PRESENT:**
- | | |
|----------------------------|----------------|
| • Natalie Trost-President | <i>Absent</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> |
- IV. MANAGEMENT:**
- | | |
|----------------------------|---------------------|
| • Melissa Bell CAMEX, CACM | <i>Present</i> |
| • Mikki Cooper | <i>Via FaceTime</i> |
- V. MEETING MINUTES:**
- A) *Motion to approve the meeting minutes of July 9, 2018. Resolved 3-0, motion carried.*
- VI. COMPLIANCE HEARINGS:**
- A) **Landscaping – Weed Abatement:**
- 1) **3708 Stone Temple (Magahis):** The owner was not in attendance. Management received a notice that the weed abatement was completed. The property was reviewed and weed abatement confirmed. *Hearing dismissed.*
- B) **Maintenance – Painting:**
- 1) **2139 Sterling (Phillips):** Resident submitted an architectural application and was approved for carbon. It is confirmed that the door was repainted from pink to carbon. *Hearing dismissed.*
- C) **Parking:**
- 1) **3424 Kensington (Hole/Mavor):** The resident’s attended the meeting to discuss parking issues with the Board. The residents were not originally on the agenda for attendance but they did have a letter inviting them to the hearing. It was determined they were invited to discuss the reason why one of their vehicles continue parking in several locations of the neighborhood. Their son’s vehicle was eventually towed and the resident’s questioned why it was towed when parked at his friend’s home. The Board reiterated the rules, specifically, there is no parking in the streets after midnight anywhere in the community. Mr. Hole acknowledged they both understood the rules. *No action was taken and matter is closed.*
- VII. PRIVATE MATTERS:**
- A) **Open Space Tree Trimming Request: 3824 Coldwater (Hawck) / 3820 Coldwater (Kerby):** Robert Hawck requested to attend the meeting to discuss trimming some Oak trees in the Open Space that are blocking his view. According to the Governing Documents, there is no requirement the Association guarantee a homeowners right to a view (this also applies to homes on the golf course). The Board has an option to trim the trees but should only use the Association’s arborist and at the homeowner’s expense. It is not recommended to pay for the trimming of these trees as this would potentially set a precedence for any other homeowners with obstructed views. *Motion to contact Mr.*



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Jim Gibson so he can confirm whether or not this area is under Conservatory and Corps jurisdiction. Once Mr. Gibson submits his determination, management will work with the resident accordingly. Resolved 3-0, Motion Carried

- B) 3541 Black Oak (Long) Pine Tree Removal Request:** This issue was discussed during the June meeting and the Board directed management to obtain an arborists opinion. Based on this opinion the pine trees would not interfere with the solar panels for several years. It is recommended to have the trees replanted in a different area while they are small since they will eventually cause issues with the panels. ***Motion to have an arborist remove the pine trees and relocate them to an area nearby. Resolved 3-0, Motion Carried.***
- C) 2800 Black Oak (Greenberg) Sign Installation Request:** The homeowner lives on a corner lot and since there were a few close calls by vehicles driving fast around the corner and almost hitting him, he would like a sign installed. This home is no different than many corner lots. It is recommended that this issue is decided by the Springfield Board. If the Springfield Board approves a sign the Whitney Oaks Board can approve the use of the light pole to affix the sign. ***Motion to contact Springfield management and advise them of the Board's determination. Resolved 3-0, Motion Carried***
- D) IDR Request:**
- 1) 3707 Abby Court (Noack) Reimbursement for alleged mold:** The homeowners were advised that this issue is not due to Association negligence and therefore, the Association is not liable to reimburse the owners for costs incurred. Homeowners are responsible for the maintenance of their units. The homeowner's want to escalate the matter so IDR was offered. This item is on the agenda for review and to establish available dates for a meet and confer. ***Motion to appoint Rick Jordan and Rosalie Hayman to participate in the IDR. The IDR results will be discussed with the Board at the subsequent executive meeting. Resolved 3-0, Motion Carried.***
- E) Hill Erosion:**
- 1) 4179 Tahoe Vista (Cook) / 4181 Tahoe Vista (Maddex):** The residents alleged due to the goats grazing behind their home in the Open space, they have caused severe erosion. ***Rick Campbell and Management will meet with the owners for discussion at the subsequent executive session.***
- F) 3527 Pleasant Creek (Mitchell) Reimbursement for weed abatement:** The homeowner is requesting reimbursement for weed abatement. Mr. Mitchell did not provide much information and a letter was sent to him to clarify what area he is referring to. He did not have permission to commence any work in the Open Space. Reimbursement is not recommended in this case. ***No action at this time. Management will wait on additional information.***

VIII. FORMATION OF CONTRACTS:

- A) Security / Hillcrest (August 15-30):** Management provided two proposals for parking oversight at Hillcrest during the first two weeks of back to school. ***Motion to accept the proposal submitted by Paladin. Paladin will continue to work a 12-hour shift but will move the hours in order to cover the morning. Resolved 3-0, Motion Carried.***
- B) Xelectrix:**
- 1) In-ground box repairs:** A proposal was submitted for the repair of conductors located within an in-ground splice box. ***Motion to approve the repairs for Xelectrix estimate #6344 submitted on July 25, 2018 in the amount of \$2,736.00.***



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IX. UNFINISHED BUSINESS:

- 1) **Paladin Security Contract:** *Tabled*

X. REPORTS:

- 1) **Compliance Report:** The compliance report dated 07/01/18 – 08/02/18 was reviewed.

XI. ADJOURN: The meeting was adjourned at 7:24 PM.

Respectfully Submitted,

Signed *Ronnie Jolley*
Signature of the Secretary (or another elected Director)

Date *10/3/18*

Unofficial until approved and signed

Prepared by:

*Melissa Bell, CAMEx / CCAM
Executive, Association Manager*



The Management Trust
OWNER INSPIRED. CHALLENGE ACCEPTED.