



WHITNEY OAKS

WHITNEY OAKS COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING March 6, 2019

MEETING MINUTES

I. CALL TO ORDER:

A. ROLL CALL:

- | | |
|--------------------------------|----------------|
| • Bob Jones – President | <i>Absent</i> |
| • Rick Jordan – Vice President | <i>Present</i> |
| • Richard Campbell – CFO | <i>Present</i> |
| • Rosalie Hayman – Secretary | <i>Present</i> |
| • Natalie Trost – Director | <i>Present</i> |

II. CONSENT AGENDA: *Consent agenda items do not require discussion or debate, they are routine procedures or already have unanimous consent. The consent agenda allows the board to approve all items together without discussion or individual motions. The board may agree to pull any item(s) from the consent agenda and move it under new/old business for discussion or debate. Motion to accept the consent agenda as presented. Resolved 4-0, motion carried.*

- A. Previous Meeting Minutes – February 6, 2019
- B. Committee Minutes
- C. Board/Finance Committee Review of February 2019 Financial Statements
- D. Lien Resolution
- E. Reserve Expense Transfers
- F. Small Balance Write Off = \$17.64 (25 accounts)

III. EXECUTIVE MEETING SUMMARY: *The Board will meet prior to the Regular Session Meeting to discuss the following items:*

- Legal Issue
- Formation of Contracts
- Private Matters

IV. NEW BUSINESS:

A. ARC Appeals:

- 1) **Fence Installation** - U44L002 (Johnson): The homeowner was denied replacing the perimeter fence, it was not clear at the architectural meeting if this fence was the responsibility of the homeowner or the association. The application was submitted to the Board for a determination. According to the governing documents for Unit 44, fence replacement or repair is a homeowner obligation. The association is only responsible for the outside staining. *Motion to approve the architectural application as submitted. Resolved 4-0, motion carried.*
- 2) **Side Gate Installation** - U44L028 (Koopman): The homeowner attended the executive session, therefore, the board agreed to review her application during this time and agreed to have the decision ratified in general session. The board reviewed the plat map from the supplemental guidelines for Unit 44. According to the lot lines, it was determined this section is exclusive use common area. Since the area is exclusive use it would allow the homeowner to install a gate if approved. *Motion to approve the installation of a side gate. Resolved 4-0, motion carried.*

- B. **Trail Benches – Up Beat Catalog:** *No action. the board was provided with a catalog for review and determine the color, material and style of the benches to be added on the walking trails.*



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V. **OLD BUSINESS:**

A. **Investment Policy:** *Tabled*

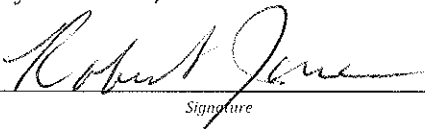
B. **Finance Committee Member Appointment:** *Tabled.* A few directors would like to interview Mr. Garcin. He will be invited to an Executive Session.

VI. **OPEN FORUM:**

- Trespassing in Open Space
- Tree Spraying
- Sidewalks
- Joint Meeting

VII. **ADJOURN:** *There being no further discussion, the meeting adjourned at 6:48 p.m.*

Respectfully Submitted,

Signed 
Signature

Date 4.3.19

Unofficial until approved and signed

Prepared by:

Melissa Bell, CAMEx / CCAM
Executive, Association Manager



The Management Trust
COMMERCIAL REAL ESTATE SERVICES