



WHITNEY OAKS

WHITNEY OAKS COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
August 7, 2019 • 6:00 P.M.

MEETING MINUTES

I. **CALL TO ORDER:** The meeting was called to order by President Jones at 6:00 p.m., the Oaks Building, 2801 Springfield Drive, Rocklin, CA.

II. **ROLL CALL:**

A. **Board Members Present:**

- ♦ Bob Jones • President
- ♦ Rick Jordan • Vice-President
- ♦ Richard Campbell • CFO
- ♦ Rosalie Hayman • Secretary
- ♦ Natalie Trost • Director

B. **Management/Other:**

- ♦ Melissa Bell • Manager
- ♦ Mikki Cooper • Assistant Manager (*via telephone*)

III. **CONCENT 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 approve the consent agenda with minor corrections to the ARC meeting minutes (add discussion regarding establishing "grandfathered" color palette), include Rosalie Hayman as "in attendance" for the Landscape meeting minutes. Resolved 5-0, motion carried.*

A. **Affidavit of Notice • Posting Agenda**

B. **Previous Meeting Minutes:**

1) July 1, 2019

C. **Committee Minutes**

- 1) Architectural Committee Minutes
- 2) Finance Committee Minutes
- 3) Landscape Committee Minutes

D. **Board/Finance Committee Review of June 2019 Financial Statements**

- 1) Lien Resolution
- 2) Small Balance Write Off = \$8.70 (14 accounts)

E. **June Expense Transfers = \$8,665.99**

IV. **EXECUTIVE MEETING SUMMARY:** *The Board met prior to the Regular Session Meeting to discuss the following items:*

A. **Compliance Issues:**

- 1) Weeds and/or Dead Lawns: 5 issues
- 2) Insufficient Bark: 2 issues
- 3) General Yard Maintenance: 2 issues
- 4) Tree Removal/Maintenance: 2 issues
- 5) Architectural: 1 issue

B. **Legal Review:**

C. **Personnel Matters:**



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## Board of Directors Meeting

- D. Formation of Contracts: *Tabled*
- E. Compliance Reports

### V. REPORTS:

#### A. ARC Committee

- 1) Appointment of Ms. Bonnie Laderman to the Architectural Committee: *Motion to appoint Ms. Bonnie Laderman to the Architectural Review Committee. Resolved 5-0, motion carried.*

#### B. Finance Committee/CFO Report

### VI. NEW BUSINESS:

- A. Executive/Investment Committee: *No action required*
- B. Investment Transfer *No action required.*

### VII. UNFINISHED (tabled) BUSINESS:

#### A. Financial Business:

- 1) Reserve Study-Cost Centers
- 2) Open additional operating account – Morgan Stanley

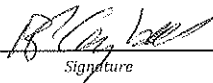
### VIII. OPEN FORUM: *Comments by Homeowners and brief discussion of those comments. Per civil code, no action may be taken upon a matter raised under this portion of the agenda. Please note that the Board has the authority to limit the time for individual comments and let everyone have a chance to bring items to the attention of the Board.*

- A. Crossing along Abby by walking trail
- B. Moss cleaning agents

### IX. ADJOURN: There being no further matters to discuss, the board adjourned the meeting at 7:20 p.m.

Respectfully Submitted,

Signed

  
Signature

Date

12/13/18

*Unofficial until approved and signed*

*Prepared by:*

Melissa Bell, CAMEX / CCAM  
Executive, Association Manager



The Management Trust  
Conscience • Integrity • Trust • Dedication