

Woodridge Community Association Board of Directors Meeting

August 19, 2021 General Session Meeting Minutes

CALL TO ORDER:

The General Session Meeting of Woodridge Community Association was held on August 19, 2021 via Zoom. The meeting was called to order by Board President Mary Jo Ammon at 6:47 PM.

DIRECTORS PRESENT: Mary Jo Ammon - President
Robert Kaplan - Vice President
Felicia Rue - Treasurer
Joseph Nakos – Secretary

DIRECTORS ABSENT: None

PROPERTY MANAGEMENT PROFESSIONALS REPRESENTATIVES: Louis Mellini, Community Asset Manager

HOMEOWNERS PRESENT: There were six (6) owners noted to be present on the Zoom call.

SECRETARY'S REPORT:

Meeting Minutes: A motion was made by Joe Nakos and seconded by Mary Jo Ammon to approve the July 15, 2021 General Meeting minutes. Motion Carried (M/S/C 4-0).

TREASURER'S REPORT:

Felicia Rue gave the Treasurer's report. Felicia discussed the financial statements through July 2021 and gave an update on water usage.

A motion was made by Joe Nakos and seconded by Robert Kaplan to approve the unaudited financial statements for the month and year-to-date for July 2021 as required by Civil Code §5500. Motion Carried (M/S/C 4-0).

DELINQUENCY:

No accounts were up for a lien at this time.

There were no foreclosure actions in the Executive Session immediately preceding this meeting.

SECURITY:

Douglas Huemme, Master Protection Services was present to provide a security report to those in attendance. Board asked Douglas Huemme to include homeowner entry gate usage in monthly security report.

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RULES & REGULATIONS COMMITTEE:

Dave Saltmarsh was present to discuss the items the Rules & Regulations Committee has been working on. Draft of Rules & Regulations Revisions to be sent to the Board of Directors for Review and provide feedback.

LANDSCAPE:

Mary Jo Ammon was present to discuss the items the Landscape Committee and Showscapes have been working on.

Tree Pruning Schedule: Mary Jo Ammon noted the next scheduled tree trimming will be September 10, 2021

Front Gate Area: A motion was made by Robert Kaplan and seconded by Felicia Rue to approve the proposal by Rock Hard Effects, not to exceed \$8,000.00 including permits for the proposed front entrance changes as an alternate to the pots. Motion Carried (M/S/C 4-0).

Irrigation Repair at Sunset Hills: A motion was made by Felicia Rue and seconded by Robert Kaplan to approve Showscapes proposals of \$200.00 and \$470.00. Motion Carried (M/S/C 4-0).

ARCHITECTURAL REPORT:

Mary Jo Ammon provided an update on architectural requests being submitted.

NEWSLETTER COMMITTEE:

Jeff Briggs gave a brief update.

MANAGEMENT REPORT:

The Board of Directors reviewed the Action Item Tracker presented by PMP Management. Louis Mellini from PMP gave report regarding ;

- Fire road gates
- Payments received for 5-23 damage to Signs/Poles/Irrigation/plants
\$258.65 and \$1,174.00 Total \$\$1,432.65
- Mailbox replacement - 3001 Heavenly Ridge

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UNFINISHED AND NEW BUSINESS:

Request for parking exemption: 3340 Willow Canyon Street – S. Silberman. A motion was made by Joe Nakos and seconded by Robert Kaplan to approve the request for exemption by 334 Willow Canyon Street. Motion denied (M/S/D 1-3).

Transponder Requests: . A motion was made by Joe Nakos and seconded by Felicia Rue to approve an RF sticker for the daughter of Mary Whitely at 3122 Heavenly Ridge.

HOMEOWNER'S FORUM:

The homeowners present were afforded the opportunity to address the Board on the following topics: Board should consider garage use when deciding on parking exemption, plant materials on the Sunset Hills slope.

REDUCTION OF THE NUMBER OF MEETINGS PER YEAR:

Mary Jo Ammon made a motion and seconded by Robert Kaplan to reduce the number of months the Board would meet in a year to 10. The Board would not meet in June and in December.

ADJOURNMENT AND ANNOUNCEMENT OF THE NEXT BOARD MEETING:

There being no further business before the Board of Directors, the General Session Meeting was adjourned at 8:53 PM, the next General Session Meeting is scheduled for September 16, 2021.

Board Member

Date