

Woodridge Community Association Board of Directors Meeting  
September 15, 2022 General Session Draft Meeting Minutes

**CALL TO ORDER:**

The General Session Meeting of Woodridge Community Association was held on September 15, 2022, via Zoom. The meeting was called to order by Board President Mary Jo Ammon at 6:36 PM.

**DIRECTORS PRESENT:** Mary Jo Ammon - President

Felicia Rue - Treasurer

Joseph Nakos – Vice President

Bob Gray – Member at Large

Bill Giragos – Secretary

**DIRECTORS ABSENT:** None currently.

**PROPERTY MANAGEMENT PROFESSIONALS' REPRESENTATIVES:** Julie Phan, Community Asset Manager

**HOMEOWNERS PRESENT:** There were 5 owners noted to be present on the Zoom call.

**GUESTS PRESENT:** Doug Huemme, Allied Universal

**SECRETARY'S REPORT:**

Meeting Minutes: A motion was made by Mary Jo Ammon and seconded by Joseph Nakos to approve the draft meeting minutes with changes made to the respective Board positions. Motion carried. (M/S/C 5-0).

**MANAGEMENT REPORT:** The Board of Directors reviewed the Action Item Tracker presented by PMP Management and the Board announced their respective positions to the community.

**TREASURER'S REPORT:**

Felicia Rue gave the Treasurer's report and provided the water usage report.

Financial Statements: Felice Rue provided the financials update and Board requests accounting to reclass the guardhouse update to reserves, and invoice from RockHard FX also to reclassified to reserves. A motion was made by Joseph Nakos and seconded by Mary Jo Ammon to approve the financials for August 2022. Motion carried. (M/S/C 5-0).

2023-2024 Draft Budget: Felicia Rue provided an overview of the draft budget. The Board would like to thank the Finance Committee: Gene Kennedy, Kamelia Abolverdi and Felice Rue. The budget discussion will continue at the October 2022 meeting.

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**DELINQUENCY:**

The Board unanimously decided to table the following pre-liens as they were not discussed during Executive Session: APN 597-0-060-105 and APN 597-0-090-205.

**SECURITY:**

Doug Huemme, Allied Universal was in attendance to provide the community an update. There were no questions from the community at this time.

**RULES & REGULATIONS COMMITTEE:**

There was no update currently.

**LANDSCAPE:**

- Bob Gray provided a Landscape Committee Update advising that the committee is focusing on irrigation.
- Due to the water restrictions, the engineered slopes are currently stressed.

**ARCHITECTURAL REPORT:**

Mary Jo Ammon provided the architectural committee update. Heavenly Ridge clean up is in process and would like to remind homeowners that modifications will require an architectural application.

**NEWSLETTER COMMITTEE:** Jeff Briggs provided an update on newsletters. Items addressed in newsletter:

- Water irrigation
- Sidewalk repairs
- Reserve study

**UNFINISHED AND NEW BUSINESS:**

Draft Reserve Study: Tabled until October meeting.

Sidewalk Repairs: Once a date is set, homeowners will be notified of the repairs.

*Committee Updates:*

- Finance Committee: A motion was made by Bill Giragos and seconded by Joseph Nakos to appoint Felicia Rue, Gene Kennedy, Kamelia Abolverdi to the committee. Motion carried. (M/S/C 5-0).
- Rules & Regulations Committee: A motion was made by Joseph Nakos and seconded by Bill Giragos to appoint Laurie Whitney, Kathleen Nakos, Dave Saltmarsh, Mary Jo Ammon (chair) to the committee. Motion carried. (M/S/C 5-0).

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- Newsletter Committee: A motion was made by Joseph Nakos and seconded by Felice Rue to appoint Jeff Briggs to the committee. Motion carried. (M/S/C 5-0).
- Architectural Committee: A motion was made by Joseph Nakos and seconded by Felice Rue to appoint Brendan Devlin and Mary Jo Ammon to the committee. Motion carried. (M/S/C 5-0).
- Landscape Committee: A motion was made by Felice Rue and seconded by Joseph Nakos to appoint Bob Gray (chair), Bill Giragos, Mary Jo Ammon, Dave Saltmarsh and Jeff Briggs to the committee. Motion carried. (M/S/C 5-0).

**HOMEOWNER'S FORUM:**

The homeowners present were afforded the opportunity to address the Board on any topics of concern.

**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 8:29 PM, the next General Session Meeting is scheduled for October 20, 2022.

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Board Member

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Date