

Woodridge Community Association Board of Directors Meeting
August 18, 2022 General Session Draft Meeting Minutes

CALL TO ORDER:

The General Session Meeting of Woodridge Community Association was held on August 18, 2022, via Zoom. The meeting was called to order by Board President Mary Jo Ammon at 6:45 PM.

DIRECTORS PRESENT: Mary Jo Ammon - President
Felicia Rue - Treasurer
Joseph Nakos – Secretary
Bob Gray – Member
Bill Giragos - Member

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, Master Protection Security, Inc.

SECRETARY'S REPORT:

Meeting Minutes: A motion was made by Joseph Nakos and seconded by Felicia Rue to approve the June 16, 2022, General Meeting minutes with minor corrections with mention about the Landscape Committee, respective Board positions and approval to move forward with MAP. 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: A motion was made by Joseph Nakos and seconded by Bill Giragos to approve the unaudited financial statements for the month and year-to-date for June and July 2022 as required by Civil Code §5500. Motion Carried (M/S/C 5-0).

2023-2024 Draft Budget: Felicia Rue provided an overview of the draft budget. The Board and PMP Management suggests minor changes to be made to line items to reflect inflation and remove amounts in the income line items.

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DELINQUENCY:

The Board unanimously decided to table the pre-liens and lien approvals at this time so the Board can review during Executive Session. APN that was tabled are as follows:

- 597-0-050-075
- 597-0-060-105
- 597-0-090-205

SECURITY:

Doug Huemme, Master Protection Services was present to provide a security report to those in attendance. There were no questions brought up at this time. Doug Huemme thanked the community for the guardhouse renovations, advised that one guard has recently resigned, and asked the Board to meet with Doug Huemme to look at generator options.

RULES & REGULATIONS COMMITTEE:

Dave Saltmarsh was not in attendance.

Felicia Rue advised that regarding the Rules and Regulations, turning off transponders is a viable option considering there are a few major delinquent accounts within the Association. Felicia Rue discussed another option of publishing delinquent accounts in hopes that homeowner's will bring their account current. Joe Nakos advised that turning off homeowner transponders may be a liability to the Association.

A motion was made by Mary Jo Ammon and seconded by Bob Gray to add the transponder section that was removed and adopting the Rules and Regulations and adopt the policy. Joseph Nakos and Bill Giragos did not approve. It is also noted that Mary Jo Ammon requested PMP Management to mute Joseph Nakos during the discussion. Motion carried. (M/S/C 3-2-0).

LANDSCAPE:

- Bill Giragos provided a Landscape Committee Update
- Tree pruning is scheduled for September 10-11 on Windridge, Country Vista, Woodley, Woodworth, Essex Junction, Country Home and Hampton Ct.
- Painting and renovation of guardhouse has been completed.
- A motion was made by Mary Jo Ammon and seconded by Bob Gray to approve increasing \$1,000 to allow additional repairs to the guardhouse.
- Homeowners are renovating their front yards and parkways. Bill Giragos recommends that the Board requests that the city allow removal of Oak trees on the parkway strips where the roots can damage the sidewalks.

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ARCHITECTURAL REPORT:

Mary Jo Ammon provided a committee update and advised that homeowners considering artificial turf discuss with neighboring property so that the community lawns do not look mismatched. Mary Jo Ammon reminded the community that any modifications should have an architectural application be submitted.

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

- Reminder that the homeowner's irrigation that is shut off may be affecting their parkway strip plants and shrubs, which can still be watered.
- There was a fire over on Erbes Road due to transient activity. A meeting was held at the park there to discuss the incident.
- Speeding throughout Thousand Oaks
- Common area landscape update and information
- Regulations on water restrictions
- Being neighborly regarding water run-off
- Lizards

UNFINISHED AND NEW BUSINESS:

Asphalt Reslurry: The item has been tabled until 2023.

Sidewalk Replacements: Oak Trees have been lifting sidewalks in three different locations which has damaged the sidewalks. The Board reviewed proposals from Diamante Electric & Construction and Rock Hard Effex. The Board will discuss with Rock Hard Effex about adding rebar into the sidewalk. A motion was made by William Giragos and seconded by Mary Jo Ammon to approve Rock Hard Effex proposal and to add rebar to the sidewalk with a not-to-exceed \$11,000.

HOMEOWNER'S FORUM:

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

- Joe Nakos requested PMP Management to ensure the following is included in the provided his opinion that the Board has made a mistake regarding approving the Rules and Regulations with the deactivation of transponder. The value of including this information in the minutes is to protect Joe Nakos from any liability as a result.

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 8:28 PM, the next General Session Meeting is scheduled for September 15, 2022.

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Board Member

Date

DRAFT