

WOODRIDGE COMMUNITY ASSOCIATION

c/o **FIDELITY MANAGEMENT SERVICES, INC.**

Draft

WOODRIDGE COMMUNITY ASSOCIATION Board Meeting June 18, 2020 Via Zoom

Call to Order: The meeting was called to order at 6:32 PM by Joe Nakos.

Board Members Present: Joe Nakos - President, Mary Jo Ammon-Vice President, Felicia Rue-Treasurer and Robert Kaplan-Secretary

Also, present were: Fidelity Management Services representative, Dee Smith, Doug Humme from Master Protection and Tiffany Smith from Showscapes

Owners: 16 homes participated

Minutes: Motion to approve May 21, 2020 minutes as submitted made by Joe Nakos and seconded by Felicia Rue. All in favor. Motion passed.

Treasurer's Finance Report: Given by Felicia Rue. See Exhibit A. A number of homeowners are not paying their dues. Sixteen owners are behind. The dues need to be paid. If someone is having a hardship, they should contact Fidelity and work out a payment plan. Collection efforts was stopped for the last four months but will continue in July.

Water Usage – See Exhibit A. Tiffany Smith of Showscapes said that if you average the last 5 months the amount is not as alarming. It has been very hot. There have been no long-term leaks or water loss. Nothing is being overwatered. They are turning on water when areas are dry. Felicia pointed out that Country Hollow's bill was highest it has been since 2016. Tiffany said it has been very dry and hot in May. The control panels are turned up. Sensors are saying more water is needed. If the water bills continue as is the budget will be over \$70,000 by the end of the year.

Landscaping – Showscapes – Tiffany Smith reported Sunset Hills, Woodley & Windridge needs some TLC. An owner reported that 3357 Willow Canyon has a broken sprinkler pipe and heads needs checking. It was asked if the panels are checked and how often? These are sprinklers controllers with flow sensors. More likely to see a problem before the flow meters registers a problem. Control panel for L & M needs to be checked for high usage

FHRP (Fire abatement) is a huge job. She had a tree crew starting by the park and only a portion was done. Acacias are being removed, taking out shrubs where there are too many and many tree removals.

9310 TOPANGA CANYON BLVD., SUITE 220-A
CHATSWORTH, CALIFORNIA 91311
TEL: (818) 407-6620
EMAIL: FMS@FIDELITYMNGT.COM

WOODRIDGE COMMUNITY OWNERS ASSOCIATION
HOMEOWNERS ASSOCIATION, INC.

WRCA
Page 2 of 4

Proposal to plant behind three homes on Woodley for \$1,330. Motion made by Joe Nakos to accept the proposal. Felicia Rue seconded. Vote 2-2. Motion didn't pass.

Mary Jo Ammon asked if all the acacias have been removed that need to be removed? Is the HOA looking at additional costs to replant these areas with rosemary? No planting should be necessary on the north slope. By the park something should be planted. Mary Jo Ammon upset over the stripping of the land without Board approval. Tiffany said they are just doing what the fire marshal recommended. Mary Jo Ammon wants to wait until fall to plant to save on water costs. Joe Nakos disagreed and explained why. Mary Joe Ammon feels it is unfair that the HOA is having to replant forced on them.

South trail to replant will be \$12,250. North side should be natural. Annual weed abatement has been completed. Showscapes is working on the full FHRP standards. The cost to Showscapes has been double then they thought it would cost. There is no way to maintain the acacias with the fire standards.

Motion made by Joe Nakos to replant the south trail for \$12,250. No second motion died.

Mary Jo Ammon asked if there was any way to reduce the price? Tiffany said no. They had under bid the abatement. Felicia Rue expressed her dissatisfaction at the work not being done. Tiffany said a full crew has been on the property every day. Discussion followed. It was decided to have a separate meeting with Showscapes. Tiffany reported that she is seeing blight on Sunset Hills and water needs to be increased on Sunset Hills.

Security - Master Protection – Doug Humme submitted a report prior to the meeting. See exhibit B. Gate arm sleeve on visitor side not in good shape. Mary Jo Ammon was given authority to purchase two new sleeves in white with reflective material. Lettering to be determined.

Incident report of a pot being broken. Owner who hit pot will be billed.

Staff Working at gate: Vince in the morning, Dre afternoons and some mornings, Josh swing shift, and Larry grave shift. There are fill ins when someone is out sick or on vacation. Fill in officers are cross trained to work the gate. Doug was asked to send this information to the board in writing.

Doug asked about the status of Gate Key. Joe Nakos said it was approved but he hadn't had the time to sign the contract yet. He will get it done next week.

The cameras are still an issue. Robert Kaplan to take on this project. Need to find a new company. Doug to offer some names.

WOODRIDGE COMMUNITY OWNERS ASSOCIATION
HOMEOWNERS ASSOCIATION, INC.

WRCA
Page 3 of 4

Radar signs are on there way back to the HOA. Thank you for Brendan Devlin for packing them up and shipping them.

ARC – Mary Jo Ammon reported it has been busy. Painting requests, new driveway, yards being worked on. Owners must get prior approval for exterior work on their homes. She would like to have the \$150 charge removed from the rules. Motion made by Mary Jo Ammon and seconded by Felicia Rue to remove the charge. All in favor. Motion passed.

Landscape Committee – Joe Nakos - The HOA is bidding out the monthly landscape service. A walk around was done on June 12 with nine landscaping personnel. A zoom meeting is to be held with them on July 2nd with the landscape committee to answer any questions.

Rules & Regulations and Safety Committee – Kathleen Nakos reported that the stickers for the non-resident vehicles have been received. She recommended that owners have until August to request a sticker and start security patrols to September. Joe Nakos motioned to start security patrols September 1, 2020. Motion is dropped.

Kathleen Nakos has no approved committee members. She would like to have Mary Jo Ammon, Mendy Hyde, Carol Giragos and Laurie Whitney. She doesn't want a larger committee. Some discussion of number of committee members. Motion made by Mary Jo Ammon and seconded by Joe Nakos to approve the committee members. Vote 4-0 Motion passed.

Key Topics – Fabiola Orlowsky volunteered to join the landscaper committee.

The new election rules need to be approved at the next board meeting.

Rabbit control was started in January. Motion to cancel rabbit control as of June 30. Motion made by Joe Nakos and seconded by Felicia Rue. All in favor. Motion passed.

Joe Nakos has reached out to the concrete guys to get estimates on the next sidewalk repairs.

Open Forum – Alex Kaplan wanted to know about his request to do a pod cast. Joe Nakos said he has some questions and will email Alex by July 15th.

Fab Orlowsky reported that the lock on the gate on the fire road is broken and people are driving up the road. Gate on Willow Canyon also needs repair. She asked about the tree removal and concrete work. Joe Nakos explained that the City just re-opened June 12th. Landscape committee needs to walk around and pick the next trees for removal.

WOODRIDGE COMMUNITY OWNERS ASSOCIATION
HOMEOWNERS ASSOCIATION, INC.

WRCA
Page 4 of 4

Bill Giragos thanked Joe Nakos for running a great meeting. Water usage \$17,000 and May was a hot month. He has seen the bills get as high as \$20,000 when it gets hot. Hopefully June will be a better month. The SOW said the controllers should be checked on a weekly rotation of all 18 controllers. He used to see a lot of rabbits in front but he is not seeing them now.

Motion made by Joe Nakos to accept Fabiola Orlowsky to the landscape committee. Seconded by Mary Jo. All in favor. Motion passed.

Date of Next Scheduled Meeting: The next meeting will be held on July 16, 2020 via zoom.

ADJOURNMENT: With no further business to discuss, the meeting was adjourned at 8:53 P.M.

Board members signature

Date