

Woodridge Community Association Board of Directors Meeting
October 21, 2021 General Session Draft Meeting Minutes

CALL TO ORDER:

The General Session Meeting of Woodridge Community Association was held on October 21, 2021 via Zoom. The meeting was called to order by Board President Mary Jo Ammon at 6:32 PM.

DIRECTORS PRESENT: Mary Jo Ammon - President
Robert Kaplan - Vice President
Felicia Rue - Treasurer

DIRECTORS ABSENT: Joseph Nakos – Secretary

PROPERTY MANAGEMENT PROFESSIONALS REPRESENTATIVES: Louis Mellini, Community Asset Manager

HOMEOWNERS PRESENT: There were 8 owners noted to be present on the Zoom call.

SECRETARY'S REPORT:

Meeting Minutes: A motion was made by Robert Kaplan and seconded by Felicia Rue to approve the September 16, 2021. General Meeting minutes. Motion Carried (M/S/C 3-0).

TREASURER'S REPORT:

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

Financial Statements A motion was made by Robert Kaplan and seconded by Felicia Rue to approve the unaudited financial statements for the month and year-to-date for September 2021 as required by Civil Code §5500. Motion Carried (M/S/C 3-0).

2022 Budget Board to review final draft budget for consideration.

A motion was made by Mary Jo Ammon and seconded by Robert Kaplan to approve the 2022 Budget. Motion Carried (M/S/C 3-0).

HOMEOWNER'S FORUM REGARDING ADU: The Board opened a homeowner's forum to discuss topic of ADUs in the community, several homeowners expressed their opposition to ADUs.

DELINQUENCY:

No accounts were up for a lien at this time.

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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.

RULES & REGULATIONS COMMITTEE:

No report given.

LANDSCAPE:

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

ARCHITECTURAL REPORT:

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

NEWSLETTER COMMITTEE:

No report given in Jeff Brigg's absence.

MANAGEMENT REPORT:

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

UNFINISHED AND NEW BUSINESS:

Front Gate Area:

New Signage at Entrance: A motion was made by Robert Kaplan and seconded by Felicia Rue to except signage proposal not to exceed \$2,298.00. Motion Carried (M/S/C 3-0).

Lighting Upgrade at Entrance A motion was made by Robert Kaplan and seconded by Felicia Rue to approve expending an amount not to exceed \$2,000.00 for lighting upgrade at entrance. Motion Carried (M/S/C 3-0).

Transponder Requests:

None at this time:

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HOMEOWNER'S FORUM:

The homeowners present were afforded the opportunity to address the Board on the following topics: ADUs within the community, guard's visitor passes procedures, non-association open space cleanup, placing a stop sign at the corner of Sunset Hills and Eaglewood and the rover driver looking into homeowner trash.

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 to 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 8:43 PM, the next General Session Meeting is scheduled for November 18, 2021.

Board Member

Date