

# WOODRIDGE COMMUNITY ASSOCIATION

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

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WOODRIDGE COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
October 17, 2019

North Ranch Community Centre 1400 N. Westlake Blvd. Westlake, CA 91362

**Call to Order:** The meeting was called to order at 6:30 PM by Brendan Devlin. Brendan Devlin announced that the open meeting was being audio recorded,

**Board Members Present:** Brendan Devlin-President, Bill Giragos-Vice President, Joe Nakos-Secretary and MaryJo Ammon-Director

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

Owners: There were six homes represented.

**Minutes:** Motion to approve September 19, 2019 minutes as submitted made by Bill Giragos and seconded by MaryJo Ammon. All in favor. Motion passed.

**Treasurer's Finance Report:** Given by MaryJo Ammon. See exhibit A.

**Showscapes** – No report. Jerry is out of town.

**Master Protection** – Doug submitted a report prior to the meeting. See exhibit B. Still need a way to open exit gate from guard house. Joe Nakos made a motion to accept 1<sup>st</sup> Class. Motion withdrawn. CCTV license camera not satisfactory. Waiting to hear back from ESS.

**Fidelity Project Update** – Radar units – Need serial numbers to send back the radar.

Pot replacement – Last month's recording of the meeting needs to be checked regarding decision of the pot.

Amendment to Showscapes was forwarded to Jerry September 20th. It has not been signed and returned by Showscape.

**ARC Committee** – One solar request submitted.

**Landscape Committee** – Reported submitted in advance. See Exhibit C. Motion made by Bill Giragos to plant hills behind Sunset Hills and Heavenly Ridge that are bare dirt areas for \$840 with waddle for an additional \$2200. Discussion. Motion withdrawn.

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WRCA  
Page 2 of 3

The Committee to walk around with Showscapes again to see if all fire abatement has been completed. If the work is completed, Larry Williams will be asked to inspect to see if the HOA is in compliance with the new fire abatement rules.

Bill Giragos submitted a request with the City to remove 3 trees. The city Arborist came out today to inspect and gave a verbal approval. Notice should be given to the residents in advance of the tree removals.

**Contract Committee** – A second opinion from AMS Paving was given regarding the condition of the asphalt. Both companies felt there was no need to slurry again at this time. The cracking is minor and normal.

**Safety/Rules & Regulations Committee** – See Exhibit D.  
Website is up and running.

Thank you for Bill and Carol Giragos going to the Sheriff's Department to talk to someone about the speeding and running of stop signs in the community.

**Key Topics** – Motion made by Joe Nakos to accept 1<sup>st</sup> Class proposal for a remote opener to open the exit gate from the guard house for \$210. Motion seconded by Brendan Devlin. All in favor. Motion passed.

Website has everything a homeowner needs governing documents, minutes, links to Gate Key and Tops, etc.

Mailbox base painting is still ongoing. They are doing a great job. It is more work than they thought. Suggested that a bonus be given to the crew upon completion.

**Holiday Lights** – Proposal from the company that has been doing the lights the last few years, Proposal is for the same amount as last year, \$2253. Motion to accept Holiday Lights proposal for the front entrance and gate with approval from Bill Giragos regarding how the lights are hung not to exceed \$2253. Motion made by Joe Nakos and seconded by Bill Giragos. All in favor. Motion passed.

Tree removal and replacing bids reviewed. Motion to accept the lowest bid based on the statement of work given to the contractor not to exceed \$5200. Motion made by Brendan Devlin and seconded by MaryJo Ammon. All in favor. Motion passed.

**Concrete work** – Two bids received for \$9700 & 10,100. Getting third bid. Motion to give Bill Giragos authority to enter into a contract for the concrete work not to exceed

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WRCA  
Page 3 of 3

**Open Forum**

Suspicious activity on the fire road. Kids are going down there and hanging out. Owner feels there should be a perimeter fencing. Chain link could be used in non-visible areas. The Board needs to address these safety concerns and protect the community. Maybe a nightly patrol would help. The Board suggested that until they took a survey of the community regarding adding perimeter fencing, the Sheriff's Department should be called when questionable activity is noted. The Board feels the voice of the community should be heard before any decision are made.

It was suggested that the sewer/pressure vents be painted. Motion to paint the sewer/pressure vents not to exceed \$75 per unit the color to match the mailbox posts not to exceed a total of \$1500. Motion made by Joe Nakos and seconded by Brendan Devlin. All in favor. Motion passed.

**Date of Next Scheduled Meeting:** The next meeting will be held on November 21, 2019.

**ADJOURNMENT:** With no further business to discuss, the meeting was adjourned at 8:08 P.M.

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Board members signature

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Date

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