

Woodridge Community Association Board of Directors Meeting  
March 18, 2021 General Session Meeting Minutes

**CALL TO ORDER:**

The General Session Meeting of Woodridge Community Association was held on March 18, 2021 via Zoom. The meeting was called to order by Board President Joseph Nakos at 6:32 PM.

**DIRECTORS PRESENT:** Joseph Nakos - President  
Mary Jo Ammon - Vice President  
Felicia Rue - Treasurer  
Robert Kaplan - Secretary

**DIRECTORS ABSENT:** None

**PROPERTY MANAGEMENT PROFESSIONALS REPRESENTATIVES:** Mikaela Collerd, AMS, Community Asset Manager

**SECRETARY'S REPORT:**

Meeting Minutes: A motion was made by Robert Kaplan and seconded by Joseph Nakos to approve the February 18, 2021 General Meeting Minutes. Motion Carried (M/S/C 4-0).

**TREASURER'S REPORT:**

Felicia Rue gave the Treasurer's report. Felicia discussed the preliminary financial statements for January 2021.

A motion was made by Joseph Nakos and seconded by Robert Kaplan to approve the unaudited financial statements for the months and year-to-date for January 2021 as required by Civil Code §5500. Motion Carried (M/S/C 4-0).

**DELINQUENCY:**

A motion was made by Felicia Rue and seconded by Robert Kaplan to approve PMP to file a lien on APN 597-0-090-205. Motion Carried (M/S/C 4-0).

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.

A motion was made by Joseph Nakos and seconded by Robert Kaplan to accept the report. Motion Carried (M/S/C 4-0).

Cameras: Robert Kaplan provided on an update on the surveillance cameras and advised that the internet bandwidth needs to be increased.

Woodridge Community Association Board of Directors Meeting  
March 18, 2021 General Session Meeting Minutes

**RULES & REGULATIONS COMMITTEE:**

Kathleen Nakos was present to discuss the items the Rules & Regulations Committee has been working on.

The Board discussed the proposed Standard Operating Procedure (SOP) for issuing transponders and parking stickers. This has been tabled to the next meeting for revisions to be made.

A motion was made by Joseph Nakos and seconded by Robert Kaplan to increase the cost for transponders and parking stickers to \$27 to cover the Association costs for each. Motion Carried (M/S/C 4-0).

**LANDSCAPE:**

Mary Jo Ammon and Armando Rivera, Showscapes were present to discuss the items the Landscape Committee and Showscapes have been working on.

A motion was made by Mary Jo Ammon and seconded by Joseph Nakos to approve the BPR proposal for repair and mitigation of lifted sidewalks throughout the community for \$4,485. Motion Carried (M/S/C 4-0).

A motion was made by Joseph Nakos and seconded by Felicia Rue to approve the Showscapes proposal for the replacement of the new controller with a cost not to exceed \$1,500. Motion Carried (M/S/C 4-0).

**ARCHITECTURAL REPORT:**

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

**MANAGEMENT REPORT:**

The Board of Directors reviewed the Action Item Tracker presented by PMP Management.

The Board requested that the current pest control vendor have no additional visits going forward as they vet new pest control companies.

**UNFINISHED AND NEW BUSINESS:**

Organization of Offices has been tabled until the Election ballots have been tabulated.

Approval of Liens: A motion was made by Felicia Rue and seconded by Mary Jo Ammon to approve filing a lien on APN 597-0-090-205. Motion Carried (M/S/C 4-0).

Woodridge Community Association Board of Directors Meeting  
March 18, 2021 General Session Meeting Minutes

Transponder Requests: None at this time.

**HOMEOWNER'S FORUM:**

The homeowners present were afforded the opportunity to address the Board on the following topics: dog barking (noise nuisance), enforcement policy changes, and thanks to Board.

**AJOURNMENT AND ANNOUNCEMENT OF THE NEXT BOARD MEETING:**

There being no further business before the Board of Directors, the General Session Meeting was adjourned at 8:33 PM, the next General Session Meeting is scheduled for April 15, 2021.

  
Robert Kaplan (Jun 1, 2021 18:38 PDT)

Board Member

Jun 1, 2021

Date






# 21.03.18 Woodridge General Minutes

Final Audit Report

2021-06-02

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