

WOODRIDGE COMMUNITY ASSOCIATION

c/o FIDELITY MANAGEMENT SERVICES, INC.

WOODRIDGE COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING

March 21, 2019

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

Call to Order: The meeting was called to order at 6:01 PM.

Board Members Present: Ed Greene-President, Brendan Devlin – Vice President, Joe Breseman-Treasurer and Michael Gollub – Member at Large.

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

Owners: There were 10 homes represented.

Open Forum/Guests: Angela Johnson asked what she can do about parking. They don't have room for all the vehicles.

Robert Kaplan asked about the cracked streets and the Uber situation. Guards letting the Uber drivers in without asking for ID.

Michael Frieda said the guards are not always checking for ID. He submitted a list of his guests for a year which showed which guests were let in without approval. He tried to change his vehicle information in Gate Key but couldn't. Ann Oseas said that residents can't change that information. She has to change it. The information can be given to Dee or direct to Master Protection.

Joe Nakos was walking his dogs and found that the front gate was locked. He had to go into the street and almost got hit. There was no notice that the gate was locked. He doesn't have a key. Also, he has noticed an increase in rodents around his house.

What happened with the installation of the dog poop stations? MaryJo Ammon volunteered to the check with the homeowner whose son was going to make and install them.

Family members not living in the community who have transponders have been getting tickets. Anyone with a transponder should be parking in the driveway and not the street. There is not enough room when you have family over for everyone to park in the driveway. Needs further discussion by Safety Committee.

People are not always stopping at the stop signs.

Joe Breseman told Master Protection that the community expects better service for the money that are paying them.

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A homeowner suggested increasing the patrols.

Minutes: Motion to accept the February 21, 2019 minutes as submitted. Motion made by Michael Gollub and seconded by Brendan Devlin. All in favor. Motion passed.

Treasurer's Finance Report: Given by Felicia Rue. Income statement for the month of February has a surplus of \$9,752. The major reason for this is the water bill was \$3,000 less than budgeted and \$2700 management fee was not recorded. Next month will be a catch-up month. The year to date surplus of \$25,281 is not correct.

Expense highlights: The expense category, tree trimming needs to be determined if it is tree trimming or tree replacement to determine how the cost is treated. The profit/loss statement must accrue to the budget for expense categories that have not incurred costs yet. There was an increase in insurance but it is not showing on the financials.

Cash in the checking account, reserve account and CDs total \$992,936, which is an increase of \$10,000 in the cash account.

\$101,000 in reserves will mature on March 29th tht will be redeemed and reinvested with TIAA at a rate of about 2.02%.

Joe Breseman thanked Michael Freida and Felicia Rue for suggesting and following up on the new bank accounts.

When will the accountant year end financial be completed? Dee said they are working on it.

Joe Breseman said there used to be a board calendar in the board package. It needs to be put back into the board package. Dee said she would take care of it.

Michael Frieda questioned the insurance deductible in the year-end financial as being wrong. Also, the ARC guidelines still have one place that states Euclid Management. Michael asked about the CC&R update and the cost. The cost was between \$5800 - \$6800. It has not been approved yet.

Committee Reports:

Landscape – Working on the tree removals and concrete. 14 oak trees need removal. Working on permits.

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Showscapes doing a great job. They are saving on water, responding to homeowner requests, replaced the burned irrigation, turning off water during the rains and replaced controllers. July 2018 the water was over budget by \$10,000.

In April/May Showscapes plans on fertilizing and spraying for weeds. They will be over seeding the bare areas. An owner mentioned that the corner of Eaglewood and Sunset was mowed when wet and looks bad now.

Showscape presented a proposal for \$2475 to enhance the entry path area. This work was previously approved. Ed Greene to check the proposal.

Showscape presented a proposal for \$17,980 for fire prevention for the recommendations given by Larry Williams, Fire Marshall. Board will review.

Treescaping will be trimming the trees starting March 28th weather permitting.

The suspected leaks in the Park and Sunset have not been checked yet because of the rains. Sprinklers are still turned off.

Joe Breseman feels that the water fountain at the entrance is wasting water. He suggested that it be removed.

Rules/Regulations & Safety – The camera contract has been signed and the installation will be scheduled.

Ideas to tighten the access into the community from open areas tabled to next month.

Motion to purchase 2 resident only signs and 5 private property signs made by Michael Gollub and seconded by Brendon Devlin. All in favor.

Architectural Committee – It has been slow

Mailbox Committee – Waiting on bids.

OLD BUSINESS – Fence repair – Waiting on more bids.

NEW BUSINESS

Paving report from GPM – Report was reviewed. They saw nothing wrong. Joe Breseman explained how asphalt expands and contracts. Brendon volunteered to meet with them.

WOODRIDGE COMMUNITY OWNERS ASSOCIATION
HOMEOWNERS ASSOCIATION, INC.

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Date of Next Scheduled Meeting: The next meeting will be held on April 25, 2019.

ADJOURNMENT: With no further business to discuss, the meeting was adjourned to executive session to discuss member discipline, collections and legal matters at 7:31 P.M.

Board members signature

Date
