

Woodridge Community Association Board of Directors Meeting
January 20, 2022 General Session Draft Meeting Minutes

CALL TO ORDER:

The General Session Meeting of Woodridge Community Association was held on January 20, 2022, via Zoom. The meeting was called to order by Board President Mary Jo Ammon at 6:33 PM.

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

DIRECTORS ABSENT: No one at this time.

PROPERTY MANAGEMENT PROFESSIONALS REPRESENTATIVES: Julie Phan, Community Asset Manager

HOMEOWNERS PRESENT: There were fourteen (14) 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 November 21, 2021 General Meeting minutes. Motion Carried (M/S/C 4-0).

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

TREASURER’S REPORT:

Felicia Rue gave the Treasurer’s report. Felicia Rue discussed the financial statements for November and December 2021 and gave an update on water usage.

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

Financial Committee Report: Felicia Rue provided a report to the community and asked for volunteers to become involved in the Financial Committee.

DELINQUENCY:

No accounts were up for a lien at this time.

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SECURITY:

Douglas Huemme, Master Protection Services was present to provide a security report to those in attendance. He advised that due to COVID, there may be some shift in personnel at the guardhouse. Douglas was able to provide the community with this recommendation on ways to improve parking between the hours of 7am-7pm. Master Protection will start checking for transponders and verifying that they have a 30-day pass. The Board unanimously agreed that the cost of transponders have gone up and homeowners will only pay the cost of the transponders. Cost of transponders will be increased from \$27 to \$28. PMP Manage will need to update form to reflect \$28. The Board had questions regarding how commercial vehicles and vendors can access community, Douglas advised there is also video recording that is saved for 30-45 days and can be reviewed at any time in case of any concern. There was also discussion about wait times to enter the community for non-residents, and heavy traffic times.

RULES & REGULATIONS COMMITTEE:

The Board and Committee discussed the Rules and Regulations and ADU policy. PMP advised that when complete, both the Rules and Regulations & added ADU policy can be mailed together for cost savings measures and the ADU policy would be part of the Association's governing rules, once adopted, and can be included as part of the Architectural Application documents.

LANDSCAPE:

Juan Marquez was present to answer any questions from homeowners and provided updates. Mary Jo Ammon was present to discuss the items the Landscape Committee and Showscapes have been working on. Mary Jo advised of new plantings and requested that homeowners and guests do not walk over new plant materials and new signages to be installed soon. Joseph Nakos provided an update on the status of the permits for the three (3) parkway Oak Trees and advised that the Association has received approval from the city. Juan advised that the irrigation is still off and recommends turning on the irrigation to 2-3 days a week. Mary Jo requests that All Lites needs to come out and inspect lights that are out, and an electrician will need to come out to make some electrical repairs to the gate. Mary Jo and Juan advised that a rewiring and mapping project has been completed, which should reduce the water usage for certain areas. Tree trimming 2022 schedule will be posted on the website, Springbrook Ct will be added to the list, trimming tentatively scheduled for March 8, 2022. Bypass replanting has been completed.

ARCHITECTURAL REPORT:

Mary Jo Ammon provided an update on architectural requests being submitted. Mary Jo provided information pertaining to the ADU architectural application that was submitted and conditionally approved. Mary Jo advised that the ADU has been reduced in size, landscape will remain, parking situation has been discussed with the homeowners and the application was reviewed by a contracted architect and the Association's legal counsel.

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NEWSLETTER COMMITTEE:

Jeff Briggs provided an update on newsletters and advised of new trash day and new trash cans, and homeowners can contact Athens for further clarification as to when trash cans will be picked up and replaced, security helpful tips were added to the newsletter as well.

UNFINISHED AND NEW BUSINESS:

Master Protection Holiday Bonus: The Board discussed and provided an update to Master Protection's Holiday Bonus and encouraged more homeowners to participate in the holiday bonus next year.

Transponder Requests:

None currently.

HOMEOWNER'S FORUM:

The homeowners present were afforded the opportunity to address the Board on any topics of concern. Topics of discussion are:

New trash cans

ADU concerns

Thanking Board for Hard Work

Master Protection Holiday Bonus

Oak Tree removals

Dog Waste Stations

Annual questions, advised that the annual is scheduled for April instead of March

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 8:23 PM, the next General Session Meeting is scheduled for February 18, 2022.

Joseph Nakes
Joseph Nakes 1/20/22 10:52PM

Board Member

07/01/2022

Date