

Woodridge Community Association Board of Directors Meeting
April 15, 2021 General Session Meeting Minutes

CALL TO ORDER:

The General Session Meeting of Woodridge Community Association was held on April 15, 2021 via Zoom. The meeting was called to order by Board President Joseph Nakos at 6:34 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 Mary Jo Ammon to approve the March 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 February 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 February 2021 as required by Civil Code §5500. Motion Carried (M/S/C 4-0).

DELINQUENCY:

There were no accounts up for lien at this meeting.

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.

Cameras: Internet bandwidth is set to be increased on April 26th by AT&T.

RULES & REGULATIONS COMMITTEE:

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

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The Board discussed the proposed Standard Operating Procedure (SOP) for issuing transponders and parking stickers. A motion was made by Joseph Nakos and seconded by Robert Kaplan to approve the SOP presented. Motion Carried (M/S/C 4-0).

Additionally, it was noted that new homeowners should receive two (2) free RFID transponders.

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 Joseph Nakos and seconded by Felicia Rue to approve the purchase and installation of two (2) additional dog stations to be installed near the front gate and on Heavenly Ridge for cost not to exceed the previous cost of the two (2) recently purchased dog stations. 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 purchase and installation of twenty 1-gallon day lily plants for Sunset Hills & Woodworth for \$340. 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 valve replacement close to the Guard House for \$600. Motion Carried (M/S/C 4-0).

A motion was made by Felicia Rue and seconded by Mary Jo Ammon to approve the Showscapes proposal for the valve replacement on Sunset Hills for \$280. 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.

UNFINISHED AND NEW BUSINESS:

Organization of Offices: A motion was made by Joseph Nakos and seconded by Robert Kaplan to appoint the following positions: President – Mary Jo Ammon, Vice President – Robert Kaplan, Treasurer – Felicia Rue and Secretary – Joseph Nakos. Motion Carried (M/S/C 4-0).

Committees: A motion was made by Joseph Nakos and seconded by Felicia Rue to instate the following committees for the upcoming year: Rules & Regulations, Finance, Architectural and Landscape. Motion Carried (M/S/C 4-0).

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A motion was made by Joseph Nakos and seconded by Felicia Rue to appoint the following members to the Rules & Regulations Committee: Laurie Whitney, Mendy Hyde, Kathleen Nakos, Dave Saltmarsh and Robert Kaplan. Motion Carried (M/S/C 4-0).

A motion was made by Robert Kaplan and seconded by Felicia Rue to appoint Dave Saltmarsh as the Chair of the Rules & Regulations Committee. Joseph Nakos opposed, Motion Carried (M/S/C 3-1).

A motion was made by Joseph Nakos and seconded by Robert Kaplan to appoint the following members to the Finance Committee: Gene Kennedy and Felicia Rue. Motion Carried (M/S/C 4-0).

A motion was made by Joseph Nakos and seconded by Mary Jo Ammon to appoint Felicia Rue as the Chair of the Finance Committee. Motion Carried (M/S/C 4-0).

A motion was made by Joseph Nakos and seconded by Felicia Rue to appoint Mary Jo Ammon and Brendan Devlin to the Architectural Committee. Motion Carried (M/S/C 4-0).

A motion was made by Joseph Nakos and seconded by Felicia Rue to appoint Mary Jo Ammon as the Chair of the Architectural Committee. Motion Carried (M/S/C 4-0).

A motion was made by Joseph Nakos and seconded by Robert Kaplan to appoint Mary Jo Ammon, Jeff Briggs, Gary Neal and Brendan Devlin to the Landscape Committee. Motion Carried (M/S/C 4-0).

A motion was made by Joseph Nakos and seconded by Felicia Rue to appoint Mary Jo Ammon as the Chair of the Landscape Committee. Motion Carried (M/S/C 4-0).

A motion was made by Joseph Nakos and seconded by Robert Kaplan to instate the following committee for the upcoming year: Newsletter. Motion Carried (M/S/C 4-0).

A motion was made by Joseph Nakos and seconded by Mary Jo Ammon to appoint Jeff Briggs to the Newsletter Committee and to serve as the Chair of the Newsletter Committee. Motion Carried (M/S/C 4-0).

Transponder Requests: None at this time.

HOMEOWNER'S FORUM:

The homeowners present were afforded the opportunity to address the Board on the following topics: congratulate nominated Board Members, RFID fee, entry landscaping, irrigation repairs, bare landscaping areas, and tree replacements.

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 8:10 PM, the next General Session Meeting is scheduled for May 20, 2021.

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Joseph Nakos

Joseph Nakos (May 27, 2021 14:03 PDT)

Board Member

May 27, 2021

Date







21.04.15 Woodridge General Minutes

Final Audit Report

2021-05-27

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