

Woodridge Community Association Board of Directors Meeting  
June 17, 2021 General Session Meeting Minutes

**CALL TO ORDER:**

The General Session Meeting of Woodridge Community Association was held on June 17, 2021 via Zoom. The meeting was called to order by Board President Mary Jo Ammon at 6:44 PM.

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

**DIRECTORS ABSENT:** None

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

**HOMEOWNERS PRESENT:** There were three (3) 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 May 20, 2021 General Meeting Minutes. Motion Carried (M/S/C 4-0).

**TREASURER’S REPORT:**

Felicia Rue gave the Treasurer’s report. Felicia discussed the financial statements through May 2021 and gave an update on water usage.

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

A motion was made by Felicia Rue and seconded by Robert Kaplan to approve the 2020 Year End Audit as presented by Owens, Moskowitz and Associates, Inc. Motion Carried (M/S/C 4-0).

**DELINQUENCY:**

No accounts were up for a lien at this time.

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.

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A motion was made by Mary Jo Ammon and seconded by Robert Kaplan to commence parking enforcement on July 6, 2021 for four (4) hours per week for the first month. Motion Carried (M/S/C 4-0).

**RULES & REGULATIONS COMMITTEE:**

Dave Saltmarsh was present to discuss the items the Rules & Regulations Committee has been working on.

A motion was made by Joseph Nakos and seconded by Robert Kaplan to approve the fire road gate locking mechanism for a cost not to exceed \$400. 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 Robert Kaplan to approve the entry fountain repair for a cost not to exceed \$1,000. Motion Carried (M/S/C 4-0).

A motion was made by Mary Jo Ammon and seconded by Felicia Rue to approve the Showscapes proposal for irrigation repairs including a lateral line repair at 3349 Woodworth and a mainline repair at 3298 Morning Ridge for \$754. Motion Carried (M/S/C 4-0).

**ARCHITECTURAL REPORT:**

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

**NEWSLETTER COMMITTEE:**

Mary Jo Ammon gave a brief update as Jeff Briggs was unable to attend.

**MANAGEMENT REPORT:**

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

**UNFINISHED AND NEW BUSINESS:**

Board of Directors – Code of Ethics: All Board Members to sign and send to PMP Management.

Transponder Requests: None at this time.

**HOMEOWNER'S FORUM:**

The homeowners present were afforded the opportunity to address the Board on the following topics: none.

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**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 7:42 PM, the next General Session Meeting is scheduled for July 15, 2021.

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Board Member

\_\_\_\_\_  
Date

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