

Woodridge Community Association Board of Directors Meeting
September 16, 2021 General Session Draft Meeting Minutes

CALL TO ORDER:

The General Session Meeting of Woodridge Community Association was held on September 16, 2021 via Zoom. The meeting was called to order by Board President Mary Jo Ammon at 6:47 PM.

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

DIRECTORS ABSENT: None

PROPERTY MANAGEMENT PROFESSIONALS REPRESENTATIVES: Louis Mellini, Community Asset Manager

HOMEOWNERS PRESENT: There were six (6) owners noted to be present on the Zoom call.

SECRETARY’S REPORT:

Meeting Minutes: A motion was made by Joe Nakos and seconded by Robert Kaplan to approve the August 19, 2021, 2021 General Meeting minutes. Motion Carried (M/S/C 4-0).

TREASURER’S REPORT:

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

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

2022 Draft Budget Worksheet: Board to review draft budget for consideration. Board will send changes to PMP for approval prior to October meeting

HOMEOWNER’S FORUM REGARDING ADU: The Board opened a homeowner’s forum to discuss topic of ADUs in the community, several homeowners expressed their opposition to ADUs.

DELINQUENCY:

No accounts were up for a lien at this time.

There were no foreclosure actions in the Executive Session immediately preceding this meeting.

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SECURITY:

Douglas Huemme, Master Protection Services was present to provide a security report to those in attendance. Board asked Douglas Huemme to include homeowner entry gate usage in monthly security report.

RULES & REGULATIONS COMMITTEE:

Dave Saltmarsh was present to discuss the items the Rules & Regulations Committee has been working on. Draft of Rules & Regulations Revisions to be sent to the Board of Directors for Review and provide feedback.

LANDSCAPE:

Mary Jo Ammon was present to discuss the items the Landscape Committee and Showscapes have been working on.

ARCHITECTURAL REPORT:

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

NEWSLETTER COMMITTEE:

Jeff Briggs gave a brief update.

MANAGEMENT REPORT:

The Board of Directors reviewed the Action Item Tracker presented by PMP Management. Louis Mellini from PMP gave report regarding.

- Fire road gates Update
- Mailbox Replacement/Repair - 3001 Heavenly Ridge with Robert Kaplan.

UNFINISHED AND NEW BUSINESS:

Transponder Requests:

3219 Cove Court: Nonresident exception request. – A motion was made by Joe Nakos and seconded by Felicia Rue to approve the request for exemption by 3219 Cove Court: Motion approved (M/S/D 4-0).

3236 Willow Canyon: Nonresident exception request. – A motion was made by Mary Jo Ammon and seconded by Joe Nakos to approve the request for exemption by 3236 Willow Canyon for the daughter: Motion approved (M/S/D 4-0).

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3236 Willow Canyon: Nonresident exception request. – A motion was made by Robert Kaplan and seconded by Mary Jo Ammon to deny the request for exemption by 3236 Willow Canyon for the caretaker: Motion approved (M/S/D 3-1).

Request for parking exemption: 3137 Heavenly Ridge: Exemption for overnight parking. A motion was made by Robert Kaplan and seconded by Mary Jo Ammon to deny request. Motion approved (M/S/D 3-1).

INSURANCE CLAIMS

Entry gate pots damaged by non-resident drivers: A motion was made by Mary Jo Ammon and seconded by Felicia Rue to file claims with Woodridge Community Homeowner’s Association’s insurance. Motion approved (M/S/D 4-0).

HOMEOWNER’S FORUM:

The homeowners present were afforded the opportunity to address the Board on the following topics: ADUs within the community, guard’s visitor passes procedures, non-association open space cleanup, placing a stop sign at the corner of Sunset Hills and Eaglewood and the rover driver looking into homeowner trash.

REDUCTION OF THE NUMBER OF MEETINGS PER YEAR:

Mary Jo Ammon made a motion and seconded by Robert Kaplan to reduce the number of months the Board would meet in a year to 10. The Board would not meet in June and in December.

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 8:53 PM, the next General Session Meeting is scheduled for September 16, 2021.

Board Member

Date