

WOODRIDGE COMMUNITY ASSOCIATION

c/o **FIDELITY MANAGEMENT SERVICES, INC.**

WOODRIDGE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
September 19, 2019

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

Call to Order: The meeting was called to order at 6:33 PM. Bill Giragos announced that the open meeting was being audio recorded,

Board Members Present: Bill Giragos-Vice President Felicia Rue-Treasurer, Joe Nakos-Secretary and MaryJo Ammon-Director

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

Owners: There were 5 homes represented.

Minutes: Motion to approve August 15, 2019 minutes as submitted made by Bill Giragos and seconded by Felicia Rue. All in favor. Motion passed.

Treasurer's Finance Report: Given by Felicia Rue. See exhibit A.

Water Usage – Reading in July 60,950 gallons at a cost of \$17,476. Reading in August 77,017 gallons at a cost of \$ 21,511. Four stations to be reviewed by Jerry. Water usage for August has been consistent. 2018 – 25,000 and 2017 – 21,000. Jerry was told to water enough to keep everything alive.

Showscapes – Recap of landscape items for August and September submitted. See exhibit B. Lights in front need to be put on photo cells.

Master Protection – Doug submitted a report prior to the meeting. See exhibit C.

Fidelity Project Update –

Radar units – The radar company said he is surprised that the batteries would die so quickly. They usually last 4-8 years and it has just been 4 years. He gave two options. He can sell us 4 batteries at \$75 each plus shipping but not guarantee that this will solve the problem. Option 2 is to send them back to him and they will refurbish them which includes new batteries, upgrade the system, replace burnt out lights and upgrade the system to wi-fi instead of blue tooth for \$995 each plus shipping. Motion made by Bill Giragos and seconded by Joe Nakos to have the radar signs refurbished. All in favor. Motion passed.

Amendment to Showscapes was forwarded to Jerry August 20th. Janelle asked if Dee would resend it to her.

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ARC Committee – Two outstanding requests. One of a pool which needs neighbors' approval. Owner said he was having problems getting hold of the other two neighbors. Dee to help. Owner later returned with necessary neighbor approvals. The other open request was approved in executive session for a patio cover as all necessary neighboring homeowners gave their approval.

Landscape Committee – The slopes behind Eaglewood and Willow Court have been replanted. The gate on Morning Ridge is now 8 feet. Painting of the front gate, guard house and windmill completed. The braces on the windmill had to be replaced due to dry rot. Roof tile on island repaired.

One mailbox stand has been painted for approval on Heavenly Ridge. Mailbox base protection would cost \$150 per base. The stands can be painted three times for that price.

An increase in irrigation was needed for the replanted slopes.

Oak Tree Removal - Fifteen trees are to be removed per arborist. To get all of the trees done at the same time would require going to the planned commission at a cost of about \$11,000 with no guarantee of approval. The City will permit for three tree removals at a time for \$200. It was agreed that three trees would be done at a time until all 15 trees are removed.

Contract Committee – Waiting on Showscapes to sign the amendment.

Waiting for AMS Paving report/bid.

Committee Members

ARC – Branden Devlin and MaryJo Ammon.

Landscape – Bill Giragos, Bob Kaplan and Nathan Greene.

Safety & Rules – Kathleen Nakos, Carol Giragos, MaryJo Ammon and Mendy Hyde.

Safety/Rules & Regulations Committee – See Exhibit D.

Suggestion to adopt temporary parking passes for people with transponders to park on the street until the survey is sent out and the results received. Felicia Rue would like to send out the survey now and not wait until March.

Motion made by Felicia Rue to send out two surveys by no later than November at a total cost of \$1,000. Patrol to stop until further notice. Bill Giragos seconded motion. All in favor. Motion passed.

MaryJo would like a notice about the survey to go out in a newsletter prior to the mailing of the survey.

WOODRIDGE COMMUNITY OWNERS ASSOCIATION

HOMEOWNERS ASSOCIATION, INC.

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Key Topics – Discussion off a website verses Listserve.

Motion for new website, <https://www.woodridgeestateresident.com/> for an official website of the Association for \$260 per year. Motion made by Bill Giragos and seconded by MaryJo Ammon. All in favor. Motion passed.

The newsletter to be on the website within two months. A newsletter to be mailed out with cover regarding the website. Samples were given. See Exhibit E.

Also, a speeding flyer to be included in package. See Exhibit F. Discussion of handing speeding flyers to the truck drivers that enter the community. Doug said the best thing would be to report the speeding delivery trucks to their home office.

Committee researching lighted stop signs.

Motion to upgrade the GateKey system for \$165. Motion made by MaryJo Ammon and seconded by Bill Giragos. All in favor. Motion passed.

Open Forum

Is additional perimeter fencing going to be discussed? It is included the survey.

Brush clearance discussed. Plant Palette should be developed.

Thank you for the pick plate on the Heavenly Ridge gate. It is helping. Concern about board members having spouses on committees. The guards have improved letting in Uber drivers.

Showscapes did a great job trimming the large oak tree. There is a blue bird population living in the oak tree.

Date of Next Scheduled Meeting: The next meeting will be held on October 17, 2019.

ADJOURNMENT: With no further business to discuss, the meeting was adjourned at 8:23 P.M.

Board members signature

Date
