

Woodridge Community Association Board of Directors Meeting
May 20, 2021 General Session Meeting Minutes

CALL TO ORDER:

The General Session Meeting of Woodridge Community Association was held on May 20, 2021 via Zoom. The meeting was called to order by Board President Mary Jo Ammon at 6:39 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

SECRETARY’S REPORT:

Meeting Minutes: A motion was made by Robert Kaplan and seconded by Felicia Rue to approve the April 15, 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 April 2021 and gave an update on water usage.

PMP to pull details for GL 7651 and 7825 for the Board to review.

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 March and April 2021 as required by Civil Code §5500. Motion Carried (M/S/C 4-0).

DELINQUENCY:

A motion was made by Mary Jo Ammon and seconded by Felicia Rue to approve filing a lien on APN 597-0-090-205. Motion Carried (M/S/C 4-0).

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 has been increased allowing Master Protection to access the surveillance footage remotely.

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RULES & REGULATIONS COMMITTEE:

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

LANDSCAPE:

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

PMP to advise owners if they are having issues with the installation of fiber optic lines by AT&T they should contact AT&T directly for the repairs.

A motion was made by Joseph Nakos and seconded by Felicia Rue to authorize contracting Kay Greeley to review and provide report on the 3 Oak Trees requiring city approval for removal for \$1,075. Motion Carried (M/S/C 4-0).

ARCHITECTURAL REPORT:

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

NEWSLETTER COMMITTEE:

Jeff Briggs discussed upcoming newsletter that will be presented to the Board of Directors for review.

MANAGEMENT REPORT:

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

UNFINISHED AND NEW BUSINESS:

CPA 2020 Year End Audit: The Board has tabled for further review.

Transponder Requests: None at this time.

HOMEOWNER'S FORUM:

The homeowners present were afforded the opportunity to address the Board on the following topics: water issues from slope, Board email addresses on resident website, irrigation waste, keys to controller boxes, homeowner forum placement, stucco repairs at Guard House, pedestrian gate at community entrance, fire mitigation cleanup, entry into community and thank you to Board.

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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 8:29 PM, the next General Session Meeting is scheduled for June 17, 2021.

Joseph Nakos

Joseph Nakos (Jun 18, 2021 04:47 PDT)

Board Member

Jun 18, 2021

Date






21.05.20 Woodridge General Minutes

Final Audit Report

2021-06-18

Created:	2021-06-18
By:	Mikaela Collerd (mcollerd@pmprollc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAHAHtHbt52ti7sjktDwalyYMVngWTTBAWD6

"21.05.20 Woodridge General Minutes" History

-  Document created by Mikaela Collerd (mcollerd@pmprollc.com)
2021-06-18 - 2:45:25 AM GMT- IP address: 99.96.53.201
-  Document emailed to Joseph Nakos (joe@nakos.net) for signature
2021-06-18 - 2:45:44 AM GMT
-  Email viewed by Joseph Nakos (joe@nakos.net)
2021-06-18 - 11:45:37 AM GMT- IP address: 76.218.83.74
-  Document e-signed by Joseph Nakos (joe@nakos.net)
Signature Date: 2021-06-18 - 11:47:36 AM GMT - Time Source: server- IP address: 76.218.83.74
-  Agreement completed.
2021-06-18 - 11:47:36 AM GMT