

Woodridge Community Association Board of Directors Meeting
August 19, 2021 General Session Meeting Minutes

CALL TO ORDER:

The General Session Meeting of Woodridge Community Association was held on August 19, 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 May Jo Ammon to approve the July 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 July 2021 and gave an update on water usage.

A motion was made by Joe Nakos and seconded by Robert Kaplan to approve the unaudited financial statements for the month and year-to-date for July 2021 as required by Civil Code §5500. 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. Board asked Douglas Huemme to include homeowner entry gate usage in monthly security report.

Woodridge Community Association Board of Directors Meeting
August 19, 2021 General Session Meeting Minutes

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.

Tree Pruning Schedule: Mary Jo Ammon noted the next scheduled tree trimming will be September 10, 2021

Front Gate Area: A motion was made by Robert Kaplan and seconded by Felicia Rue to approve the proposal by Rock Hard Effects, not to exceed \$8,000.00 including permits for the proposed front entrance changes as an alternate to the pots. Motion Carried (M/S/C 4-0).

Irrigation Repair at Sunset Hills: A motion was made by Felicia Rue and seconded by Robert Kaplan to approve Showscapes proposals of \$200.00 and \$470.00. Motion Carried (M/S/C 4-0).

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
- Payments received for 5-23 damage to Signs/Poles/Irrigation/plants \$258.65 and \$1,174.00 Total \$\$1,432.65
- Mailbox replacement - 3001 Heavenly Ridge

Woodridge Community Association Board of Directors Meeting
August 19, 2021 General Session Meeting Minutes

UNFINISHED AND NEW BUSINESS:

Request for parking exemption: 3340 Willow Canyon Street – S. Silberman. A motion was made by Joe Nakos and seconded by Robert Kaplan to approve the request for exemption by 334 Willow Canyon Street. Motion denied (M/S/D 1-3).

Transponder Requests: . A motion was made by Joe Nakos and seconded by Felicia Rue to approve an RF sticker for the daughter of Mary Whitely at 3122 Heavenly Ridge.

HOMEOWNER’S FORUM:

The homeowners present were afforded the opportunity to address the Board on the following topics: Board should consider garage use when deciding on parking exemption, plant materials on the Sunset Hills slope.

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