

WOODRIDGE COMMUNITY ASSOCIATION

c/o *FIDELITY MANAGEMENT SERVICES, INC.*

WOODRIDGE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
June 20, 2019

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

Call to Order: The meeting was called to order at 6:00 PM.

Board Members Present: Brendan Devlin –President, Bill Giragos-Vice President
Felicia Rue-Treasurer, Joe Nakos-Secretary and Michael Gollub – Member at Large.

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

Owners: There were 12 homes represented.

Open Forum/Guests: Homeowner stated that more training at the gate is needed.
Owner came home in Uber and the guard opened the gate without asking for proof.
Homeowner stated that son came in and said he lived in the community and was let in.

Another owner said he also used an Uber and was just let in.

Homeowner stated that clearing of brush needs to be 100 feet from the property and not
the house. Maps available from the City showing the property lines and clearance
needed.

Homeowner requested the accountant's year-end review and status of slurry project.
Report has not yet been received from the accountant. Slurry will be discussed later on
the agenda.

Homeowner stated that she was disturbed when she left the meeting last month
regarding the slurry discussion regarding cold seal versus hot seal. Homeowner stated
that she wants the board to do their due diligence before making a decision.

Homeowner stated that he would like to see the mailboxes replaced and to have locking
mailboxes so that mail can't be stolen.

Homeowner stated that the Notice of the meeting was not posted until day of the
meeting. Homeowner wants facts on the slurry project and what needs to be done and
what experts said needs to be done. Homeowner stated that there is nothing on the
agenda about the parking regulations or rules and regulations.

Discussion of landscape clearance. Showscapes did what the current fire ordinances
demand for this year, not the additional suggested items. The Association passed

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inspection. Larry Williams had told the landscape committee about shrub height, tree removal and trimming and mosaic trimming of ground cover. Extra bid was submitted for this work. Showscapes said they did some of the requested work but not the removal of the large Acacia ground cover.

Slurry was brought up again. An email was sent to 12 people with a partial report from GPM regarding the slurry seal. Brendan Devlin had been the POC and had the complete email on his phone. Brendan was able to read the not included portion of the communication to those in attendance Ernesto of GPM stated: "during the last round of maintenance in 2018, cold pour crack sealing was done, while in 2012, hot pour crack sealing was done. I asked Matt about it and he met with some board members last time and both options were discussed verbally and his contact stated that they wanted the cold pour option. The decision had to do with aesthetics, since the hot pour material is much thicker and its texture remains more apparent after the sealcoating. However, the hot pour material is more durable and stays in place longer, since it is melted at the time of application and penetrates the surface of the cracks deeper and remains more pliable in the long term. In my opinion, the decision on which crack sealant material to use next time would depend on the severity of the cracks at the time of the evaluation, and both options and their cost can be presented on the proposal."

Bill Giragos stated, there are two reason for performing slurry on 5 five schedule. One, is to extend the life of the asphalt. Two is for aesthetics.

Discussion took place regarding the poling of the membership in for high expense projects.

Felicia Rue reported that there is a list of capital items with life expectancy. The HOA is putting money away for reserve items.

Brendan Devlin said the committee got the best estimates and the slurry work was approved. The Board will learn from the experience and modify the SOW to include lessons learned. If the owners are okay with the look of the streets, a new slurry can wait until it is due in four years.

Minutes: Add to May 16, 2019 minutes under blacktop Cold patching which was recommended to the landscape committee by GPM. Motion to accept the May 15, 2019 minutes as submitted. Motion made by Joe Nakos and seconded by Bill Giragos. Motion passed. 4 for favor-1

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

Need to add a bad debit allowance in the financials.

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Water Usage – Nine of the twenty panels are down from last year. Bill Giragos told Felicia Rue what a good job she was doing on analyzing and reporting on water usage.

Showscapes passed out a recap of landscape items for the month of June. See exhibit B.

Larry Williams, Fire Marshall inspected on June 5th. There were a couple of areas that needed to be done. June 17th the community was reinspect and everything passed.

Michel Gollub expressed his concern about the well-being of the homes and would like all measurers for fire safety be done as soon as possible. Four years leeway from the Fire Department is too long. The HOA should be doing everything we can now and not wait for the new requirements.

Michael Gollub brought up a concern he has about Bill Giragos and Brendan Devlin dealing with replanting of the Eaglewood slope. All of the slopes in the community were being replanted with board approval a few years ago. Several trees and plants had failed. On Eaglewood everything that had been planted had died. Eaglewood was never replanted because it was thought to belong the owners and not maintained by the HOA. It was discovered that the slope is maintained by the HOA. This was not discussed in open session. "On Eaglewood everything that had been planted had died." is not true.

Michael Gollub read about conflict of interest. Joe Nakos motioned and Bill Giragos seconded to hold this discussion in order to get some business approved.

Michael Gollub stated that Jerry Monahan (Showscapes) told him that rosemary helps with erosion. He said he would not vote for replanting in the community now. Money should be spent in more important areas.

Motion to remove the bee hives in three irrigation boxes behind Morning Ridge for \$95 per box. Motion made by Joe Nakos and seconded by Michael Gollub. All in favor.

Horizontal beams on fences are down. Showscape said they would put back up.

Bill Giragos asked Showscapes to provide a quarterly report on the fertilizing schedule and tree trimming.

Showscape can't match the existing pots. They gave a suggestion for 4 different pots with pricing. Another option would be to install a planter for around \$10,900. Referred to Landscape Committee.

Showscape does gopher and ground squirrel control by traps.

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MPS Report

Camera Installation – Bill Giragos met with ESS and Doug of Master Protection. It was decided that further changes were needed for \$247.91. Motion made by Bill Giragos and seconded by Joe Nakos to accept the change order. All in favor.

Michael stated that the camera installation was scheduled and then cancelled the day before because of the extra cost needing approval. Michael Gollub said he suggested an emergency email meeting which was ignored. Now we have to wait. If the email meeting was done the attack on the guard would have had audio and better cameras. Michael Gollub to take over the project. Bill Giragos stated the Camera Installation project was scheduled for at least two days and it would not have helped with the incident.

Michael Gollub suggested a petty cash fund for the Landscape and Safety committee of \$2500.

Motion made by Felicia Rue and seconded by Michael Gollub to have a petty cash fund of \$2500 per year for the Landscape and Safety Committees. Vote: 2 in favor & 3 against. Motion didn't pass.

Doug mentioned that the guards have no ability to open the exit gate. Some motorcycles won't trigger the gate to open. 1st Class Gate said they could install a sensor for \$500. Board said to get 3 bids.

Sign at entrance needs to be changed. Motion to change the sign not to exceed \$100. Motion made by Joe Nakos and seconded by Branden Devlin. All in favor.

Entrance visitor gate arm pad needs to be changed. Doug suggested a different color, maybe white.

Doug reported that a new chair is needed for the guard house. Motion to get a new chair for \$300 made by Bill Giragos and Brendan Devlin. All in favor.

Parking enforcement – Security is still giving out the warning notices. So far, they have given out 581 notices. Joe motioned to stop the patrols until the residents and non-residents with RFID's can be separated out. Motion died due to no second.

No power to enforce until the revised rules are approved. Bill Giragos asked what can be done about speeders and parking enforcement. Doug said the police will not enforce because these are private streets.

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Michael Gollub motioned to send the revised Rules & Regulations to the attorney for input and changes. Joe Nakos amended to include any comments by the board to the attorney. Bill Giragos seconded. All in favor.

Doug would like the board to take some form of action on the incident with guard that happened last week. The person who allegedly assaulted the guard was cited by the police for a mandatory court appearance. Michael Gollub expressed the concerned of the Board for the well-being of the guard.

Bill Giragos motioned and Joe Nakos seconded to end the open session and go into executive session. Vote 4 in favor and 1 against. Motion passed.

Date of Next Scheduled Meeting: The next meeting will be held on July 18, 2019.

ADJOURNMENT: Having overrun the allocated open meeting time by 45 minutes, the meeting was adjourned to executive session to discuss member discipline, collections and legal matters, at 7:57 P.M.

Board members signature

Date
