

Woodridge Community Association Board of Directors Meeting
November 18, 2021 General Session Draft Meeting Minutes

CALL TO ORDER:

The General Session Meeting of Woodridge Community Association was held on November 18, 2021 via Zoom. The meeting was called to order by Board President Mary Jo Ammon at 6:32 PM.

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

DIRECTORS ABSENT: No one at this time.

PROPERTY MANAGEMENT PROFESSIONALS REPRESENTATIVES: Louis Mellini, Community Asset Manager

HOMEOWNERS PRESENT: There were 8 owners noted to be present on the Zoom call.

SECRETARY’S REPORT:

Meeting Minutes: A motion was made by Robert Kaplan and seconded by Felicia Rue to approve the November 18, 2021 General Meeting minutes. Motion Carried (M/S/C 4-0).

MANAGEMENT REPORT: The Board of Directors reviewed the Action Item Tracker presented by PMP Management. Louis Mellini from PMP gave report regarding various items and projects.

TREASURER’S REPORT:

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

Financial Statements A motion was made by Robert Kaplan and seconded by Felicia Rue to approve the unaudited financial statements for the month and year-to-date for October 2021 as required by Civil Code §5500. Motion Carried (M/S/C 4-0).

Financial Committee Report: Felicia Rue provided a report to the community.

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.

RULES & REGULATIONS COMMITTEE:

The Board and Committee reviewed the final draft of the rules and regulations and requested that the final draft be sent to Beaumont's office for final review and will be discussed and voted on at the January meeting.

LANDSCAPE:

Mary Jo Ammon was present to discuss the items the Landscape Committee and Showscapes have been working on and provided an update that holiday lights will be put up around Thanksgiving weekend. The Board approved the proposal from Showscapes to plant Santa Barbara Daisies to be planted and irrigation updated on Willow Canyon.

ARCHITECTURAL REPORT:

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

NEWSLETTER COMMITTEE:

Jeff Briggs provided an update on newsletters.

UNFINISHED AND NEW BUSINESS:

Master Protection Holiday Bonus: The Board discussed providing Master Protection with a holiday bonus and encourages homeowner to contribute for their work. PMP is to collect and track the contributions and mail to Master Protection.

Transponder Requests:

None at this time:

HOMEOWNER'S FORUM:

The homeowners present were afforded the opportunity to address the Board on any topics of concern.

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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 8:40 PM, the next General Session Meeting is scheduled for January 20, 2022.

Joseph Naker
Joseph Naker (Dec 1, 2022 16:30 PDT)

Board Member

07/01/2022

Date