

Woodridge Community Association Board of Directors Meeting
September 17, 2020 General Session Meeting Minutes

CALL TO ORDER:

The General Session Meeting of Woodridge Community Association was held on September 17, 2020 via Zoom. The meeting was called to order by Board President Joseph Nakos at 6:48 PM.

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

DIRECTORS ABSENT: None

PROPERTY MANAGEMENT PROFESSIONALS REPRESENTATIVES: Mikaela Collerd, AMS, Community Asset Manager

SECRETARY’S REPORT:

Meeting Minutes: A motion was made by Joseph Nakos and seconded by Felicia Rue to defer the August 20, 2020 General Meeting Minutes to the next meeting as Fidelity has not provided them to PMP. Motion Carried (M/S/C 4-0).

TREASURER’S REPORT:

Felicia Rue presented the financial status to those present. Felicia announced the reinvestment of TIAA investments and that the statements will be forthcoming to PMP.

CPA Engagement – A motion was made by Felicia Rue and seconded by Joseph Nakos to engage Owens, Moskowitz and Associates, Inc. to conduct a financial audit and prepare the Association’s taxes for fiscal year ending December 31, 2020 for \$1,900. Motion Carried (M/S/C 4-0).

2021 Budget – A motion was made by Felicia Rue and seconded by Robert Kaplan to approve a 13% increase in assessments. This will increase assessments to \$302 for the 218 owners inside the gates and \$187 for the 10 owners outside of the gates beginning January 1, 2021. Motion Carried (M/S/C 4-0).

DELINQUENCY:

There were no accounts up for lien at this meeting.

There were no foreclosure actions in the Executive Session immediately preceding this meeting.

SECURITY:

Douglas Huemme, Master Protection Services was present to give an update on the new GateKey system.

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Cameras are currently not working, and Robert Kaplan has been working on obtaining proposals to get everything up and running. Robert Kaplan would like to have all 3 proposals in hand before presenting to the Board.

RULES & REGULATIONS COMMITTEE:

Kathleen Nakos was present to discuss the items the Rules & Regulations Committee has been working on.

A motion was made by Robert Kaplan and seconded by Felicia Rue to approve the “Parking Violation Warning” flyer created by the R&R Committee for notice regarding parking violations. Motion Carried (M/S/C 4-0).

The Rules & Regulations Committee has tried very hard to get the local police to patrol the community for speeding and stop sign violations but has not been successful.

LANDSCAPE:

Fabiola Orlowsky was present to discuss the items the Landscape Committee has been working on.

The Landscape Committee recently met with Showscapes and discussed tree issues, irrigation issues and issues with the Account Manager. Jerry will now be the Association’s contact going forward.

ARCHITECTURAL REPORT:

Mary Jo Ammon advised that she met with PMP to discuss the architectural review process and how it will be handled with PMP.

MANAGEMENT REPORT:

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

UNFINISHED AND NEW BUSINESS:

Election Rules – Joseph Nakos requested that the draft rules be requested from Beaumont Tashjian and be added to the October mailer.

Reserve Study - A motion was made by Felicia Rue and seconded by Robert Kaplan to approve Version C of the Reserve Study prepared by Association Reserves. Motion Carried (M/S/C 4-0).


HOMEOWNER’S FORUM:

The homeowners present were afforded the opportunity to address the Board on the following topics: hillside replanting, graffiti removal, and the proposed parking warning violation notice.

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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 9:10 PM, the next General Session Meeting is scheduled for October 15, 2020.


Robert (Nov 18, 2020 12:06 PST)
Board Member

Nov 18, 2020
Date






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Final Audit Report

2020-11-18

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