

WOODRIDGE COMMUNITY ASSOCIATION

c/o **FIDELITY MANAGEMENT SERVICES, INC.**

DRAFT

WOODRIDGE COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING

May 18, 2017

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

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

Board Positions:

President	Bill Giragos	Present
Vice President	Ed Greene	Present
Treasurer	Bob Trevathan	Absent
Secretary	Brendan Devlin	Present
Member at Large	Joe Breseman	Present

Also present were: Fidelity Management Services representative, Dee Smith. Lantz Security, Joe & Chris and ELC, Jerry Jones.

Owners: 7 homes were represented

Minutes: Motion to approve the minutes of April 20, 2017 as submitted. Motion made by Ed Greene and seconded by Brendan Devlin. All in favor.

Open Forum/Guests:

Thank you to the Saltmarsh's for the water, chips and dip.

Michael Gollub brought up that the meeting notice and agenda were not posted on listserv or mailed out. Newsletter Committee needs to decide how to send out the agenda. Dr. Gollub suggested a town hall meeting with an attorney to explain what the Board can and cannot do.

Discussion of how listserv works. Joe Nakos feels that there should only one system, whether it be listserv, website or email to get community information.

Earl Lyons said that he talked to several of his neighbors and they all agree that they don't want speed humps or dog poop stations. Landscaping looking nice. The sprinkler changes are paying off. The bank on the left side when you enter the community has those white pipes visible, maybe they can be painted green or brown.

Treasurer's Finance Report: Total cash as reported on updated balance sheet as of April 30, 2017; \$1,068,308.47 with \$8,2007.94 in operating. Year to date income: \$250,486.27. Year to date expenses \$219,253.56. Net income year to date \$31,232.71.

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Bob Trevathan recommended that \$25,000 be transferred from the money market account to the operating to keep up the balance in the operating for current expenses. The CDAR statements have been received and given to the finance committee.

The reserve balance, in general, and the tree replacement plan are two issues pressing at this time. The reserve balance is about 70% which is fair but certainly under the 78% which is strong which is how the HOA had been running. If the Landscape Committee feels it is imperative that the trees be removed and replaced, Bob thinks the HOA can afford it. Bob feels that a new reserve study is needed because of the high cost the reserve study shows to redo the streets and the time length. This item along skews the reserve requirement way out of proportion.

Felicia Rue gave a report of the Finance Committee meeting. The Committee reviewed the last 3 years of financials. 2015 the HOA broken even. 2014 & 2016 the Board overspent. The budget is lean. Top expenses are: landscaping \$220,000 per year, water \$160,000 per year, security \$177,000 per year, management \$45,000 per year, telephone \$3600, legal expenses \$6,000 and general maintenance is also high.

Reserves are in a critical state. What is the Board's plan for the community in this year? The Finance Committee wants meet with the Landscape Committee. Any expenditure should go to the Finance Committee before the Board. Bill made a recommendation to Finance Committee to do a spread sheet on the reserve expense over a 10-15 year period.

Water Usage: Bill gave a run down on the water usage. Last year average this time of year was \$8500 per month. This year average is \$7800.

Committee Reports:

Rules/Regulations & Safety – Ed Greene. The committee didn't get a chance to meet. They are scheduling a meeting this weekend. The committee is going to start from scratch. They are going to start by reviewing all documents including post orders. Speed in the community needs to be addressed. Guard need to check IDs again. Entry gate arms will need to be reviewed.

Lantz reported that piggy backing into the community is getting worst. Resident are speeding in through the guest side. Steven Porath wants security patrol to help stop the speeders in the community.

Landscape – Bill Giragos. Committee met on May 6th. Michael Gollub read the minutes of the meeting. City approval seems to be needed to remove and replace the parkway trees. Would the City have any liability for the damage caused by the trees they recommended?

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Bill meets with Jerry every couple of weeks to go over maintenance issues. Jerry submitted a written report of what has been accomplished this past month. Cleaning up Sunset. Bid has been submitted for ground cover on Willow Canyon. Bid submitted to remove and replace the trees on Heavenly Ridge. Brush clearance will be completed by June 1st. Doing it differently this year. Light timers need adjusting.

Architectural – Joe Breseman. Approved; fence painting, 2 pergolas, 1 turf & plants and 1 pool. 2 landscape requests in progress.

Newsletter - Joe Breseman. Joe thanked the committee member. Second newsletter has been completed and distributed. Getting positive responses. This is to be the last newsletter delivered to all the homes. It will be posted on listserve, left at guard house or emailed.

OLD BUSINESS

1. Gas Company Agreement – Board wants the hours in the agreement or they will not sign.
2. Raised Concrete – One proposal received so far for \$7850. Waiting other bids.

NEW BUSINESS

1. Mosquito Abatement – Michael Gollub contacted the City and they took care of it for free.

Management Report:

1. Call log: Reviewed
2. Site visit: Reviewed.
3. Correspondence log: Reviewed.
4. Board planning calendar: Reviewed.

Date of Next Scheduled Meeting: The next meeting will be held on June 15, 2017

ADJOURNMENT: With no further business to discuss, the meeting was adjourned to executive session to discuss member discipline, collections and legal matters at 7:29 P.M.

Board members signature

Date
