

**Woodridge Community Association Board of Directors Meeting**  
**August 20, 2020 General Session Meeting Minutes**

**CALL TO ORDER:**

The General Session Meeting of Woodridge Community Association was held on August 20, 2020 via Zoom. The meeting was called to order by Board President Joseph Nakos at 6:38 PM.

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

**DIRECTORS ABSENT:** None

**OTHERS:** Dee Smith, Fidelity Management  
Doug Huemme, Master Protection  
Tiffany Smith, Showscapes  
Approximately 15 Owners

**SECRETARY'S REPORT:**

Meeting Minutes: Joe approved minutes of July 16, 2020. seconded by Robert. All in favor.

**TREASURER'S REPORT:**

Felicia Rue presented the financial status to those present. Felicia also provided an update on water usage.

**SECURITY:**

Master Protection Doug Huemme discussed Migration to GateKey Plus has been completed. Said one camera still not working correctly. Robert said he has met with two camera companies and is waiting on the proposals. Some residents have reported not getting text notifications from the gate. Master Protection to send out additional notification regarding the upgrade to GateKey Plus.

**RULES & REGULATIONS COMMITTEE:**

Kathleen said she emailed documents for review regarding proposed rule change notice for parking, cost of parking patrol \$606 per Month. Committee will try again to get the Sheriff to come into the community.

**LANDSCAPE:**

Fabiola has taken over as the chair for the landscaping committee. Gary and Brandon will help. Joe made a motion to accept the new landscape committee. Seconded by Mary Jo. All in favor.

Lots of discussion on landscaping issues, Fab will work on it.

Sprinkler test was put on hold until a new contract is signed.

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Fabiola will go to City for permit to remove next Oak trees.

Motion was made to continue with Showscapes for two years with the caveat pending discussion with Jerry to deal with concerns and issues. Made by Mary Jo and seconded by Robert. All in favor.

Motion to have Showscapes replant both the south and east loops made by Joe and seconded by Felicia. All in favor.

Lifting sidewalks. Mary Jo walked with the contractor. Motion for repair not to exceed \$5,000 made by Mary Jo and seconded by Robert. All in favor.

**ARCHITECTURAL REPORT:**

Mary Jo said PMP charges \$35 per ARC application.

**MANAGEMENT REPORT:**

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

**UNFINISHED AND NEW BUSINESS:**

Welcome package from PMP sent out.

**HOMEOWNER'S FORUM:**

The homeowners present were afforded the opportunity to address the Board on the following topics:

- Alec wanted to know about his request to do a pod cast. No response yet.

**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 9:00 PM, the next General Session Meeting is scheduled for September 17, 2020.

*Robert Scott*

Robert Scott (Mar 12, 2021 11:37 PST)

Board Member

**Mar 12, 2021**

Date






# 20.08.20 Woodridge General Minutes

Final Audit Report

2021-03-12

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