

Woodridge Community Association Board of Directors Meeting
October 15, 2020 General Session Meeting Minutes

CALL TO ORDER:

The General Session Meeting of Woodridge Community Association was held on October 15, 2020 via Zoom. The meeting was called to order by Board President Joseph Nakos at 6:34 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 Mary Jo Ammon and seconded by Felicia Rue to approve the September 17, 2020 General Meeting Minutes. Motion Carried (M/S/C 4-0).

TREASURER'S REPORT:

Felicia Rue gave the Treasurer's report. Felicia announced the reinvestment of TIAA investments and that the statements will be forthcoming to PMP.

Reserve Study Recommendation: A motion was made by Felicia Rue and seconded by Joseph Nakos to approve the replacement of the gate operators upon failure with a cost not to exceed \$13,600 (per page 2 of the Reserve Study). 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 provide a security report to those in attendance.

Robert Kaplan provided on an update on the surveillance cameras.

LANDSCAPE:

Fabiola Orlowsky and Armando Rivera, Showscapes were present to discuss the items the Landscape Committee and Showscapes have been working on.

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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.

A motion was made by Joseph Nakos and seconded by Felicia Rue to approve the irrigation repair proposals from Showscapes totaling \$3,088 as a Reserves expense. Motion Carried (M/S/C 4-0).

A motion was made by Felicia Rue and seconded by Joseph Nakos to approve the removal of six (6) trees by Showscapes for a Reserve expense of \$3,900. Motion Carried (M/S/C 4-0).

RULES & REGULATIONS COMMITTEE:

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

A motion was made by Mary Jo Ammon and seconded by Felicia Rue to approve the "Parking Violation Warning" flyer created by the R&R Committee and the "Notice of Speeding Stop Sign Patrol" and the proposed rule being mailed to the membership for the 28-day comment period. Motion Carried (M/S/C 4-0).

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 – A motion was made by Joseph Nakos and seconded by Mary Jo Ammon to formally adopt the proposed election rules that were mailed to the membership for the comment period. Motion Carried (M/S/C 4-0).

Backflow Testing - A motion was made by Felicia Rue and seconded by Joseph Nakos to approve Crowder Backflow for testing of the Association backflows for an Operating Expense of \$494. 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: thank you to the Landscape Committee, fire road gate, and an architectural question.

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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 8:01 PM, the next General Session Meeting is scheduled for November 19, 2020.

Robert Kaplan

Robert Kaplan (Jan 15, 2021 15:43 PST)

Board Member

Jan 15, 2021

Date







20.10.15 Woodridge General Minutes

Final Audit Report

2021-01-15

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