

Woodridge Community Association Board of Directors Meeting
January 21, 2021 General Session Meeting Minutes

CALL TO ORDER:

The General Session Meeting of Woodridge Community Association was held on January 21, 2021 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

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 Robert Kaplan to approve the November 19, 2020 General Meeting Minutes. Motion Carried (M/S/C 4-0).

TREASURER'S REPORT:

Felicia Rue gave the Treasurer's report. Felicia discussed the preliminary financial statements for November 2020.

Felicia Rue requested that the brush clearance be reclassified as a Reserve expense.

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.

Cameras: Robert Kaplan provided on an update on the surveillance cameras.

RULES & REGULATIONS COMMITTEE:

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

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A motion was made by Mary Jo Ammon and seconded by Robert Kaplan to adopt the parking rules that were mailed to the membership for the required 28-day comment period with the condition that the expense for enforcement is reviewed in three (3) months after enforcement begins. Motion Carried (M/S/C 4-0).

A motion was made by Joseph Nakos and seconded by Felicia Rue to approve the 1st notice presented by the Rules & Regulations Committee to the Board of Directors. Motion Carried (M/S/C 4-0).

A motion was made by Joseph Nakos and seconded by Robert Kaplan to approve the 2nd notice presented by the Rules & Regulations Committee to the Board of Directors. Motion Carried (M/S/C 4-0).

LANDSCAPE:

Mary Jo Ammon was present to discuss the items the Landscape Committee and Showscapes have been working on.

ARCHITECTURAL REPORT:

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

MANAGEMENT REPORT:

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

PMP to obtain proposal from Association Reserves for the Reserve Study update.

UNFINISHED AND NEW BUSINESS:

Transponder Requests from Residents: It was noted that residents should utilize GateKey+ for logging their guests and allowing entry to the community.


Transponder Requests: None at this time.

HOMEOWNER'S FORUM:

The homeowners present were afforded the opportunity to address the Board on the following topics: None.

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 8:25 PM, the next General Session Meeting is scheduled for February 18, 2021.


Robert Kaplan (Feb 18, 2021 19:34 PST)

Board Member

Feb 18, 2021
Date






21.01.21 Woodridge General Minutes

Final Audit Report

2021-02-19

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