

WOODRIDGE COMMUNITY ASSOCIATION

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

WOODRIDGE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
November 21, 2019

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

Call to Order: The meeting was called to order at 6:30 PM by Brendan Devlin. Brendan Devlin announced that the open meeting was being audio recorded,

Board Members Present: Brendan Devlin-President, Felicia Rue-Treasurer, Joe Nakos-Secretary and MaryJo Ammon-Director

Also, present were: Fidelity Management Services representative, Dee Smith and Doug from Master Protection

Owners: There were seven homes represented.

Minutes: Motion to approve October 17, 2019 minutes as submitted made by Felicia Rue and seconded by Brendan Devlin. All in favor. Motion passed.

Treasurer's Finance Report: Given by Felicia Rue. See exhibit A. New payment coupons going out November 25th.

Showscapes – No one attended from Showscapes and no report was sent.

Master Protection – Doug submitted a report prior to the meeting. See exhibit B. The Gatekey upgrade has not been done yet due to a few bugs in the software. They are being worked on. New camera was installed but still not capturing license plates. Reimbursement for broken gate arms discussed. Dee to proceed collecting for broken arms more quickly.

Fidelity Project Update – Radar units – Need serial numbers to send back the radar.

Pot replacement completed. One pot still needs planting.

Amendment to Showscapes was forwarded to Jerry September 20th and October 18, 2019. Showscapes acknowledged receipt. It has not been signed and returned by Showscape.

ARC Committee – One painting request submitted.

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Landscape Committee – Joe Nakos gave the reported on behalf of Bill Giragos.

All requested planting has been accomplished.

Painting of fence /gate completed.

Water tower repaired and painted.

Guard house painted.

Back gate on Morning Ridge replaced with higher gate.

Additionally, fire clearance completed. Another inspection to be done.

Received permit to remove 3 oak trees. First week in December 2019, seven trees are to be removed and sidewalks repaired.

Mailbox base painting has been completed.

Problem sidewalk areas marked and shaved. One area was missed. Saved sidewalks look and after the first 3 months then should start to blend in. Approximately 50 areas were done.

Safety/Rules & Regulations Committee – Report given by Kathleen Nakos.

Parking survey results: 55 in favor of parking any time; 31 in favor of no parking between 7 pm -7 am; and, 27 in favor of no street parking at any time. It was verified that no duplicated votes occurred.

Website getting about eight hits a day.

Key Topics – Vent Painting Project – No update.

Fire concern on dead palm fronds in owners back yard.

Replanting of acacias and wattle placement not done yet.

New laws for HOA's for 2020 briefly discussed. New election rules need to be done. Motion to have Beaumont & Tashjian do the election rules for \$750. Motion made by Joe Nakos and seconded by Felicia Rue. All in favor. Motion passes.

Open Forum

Brendan Devlin informed the homeowners that the Board will listen to their comments but will not engage with a back and forth dialog. The Board will comment/address the issues raised in open forum to the board.

A homeowner compliment on new website, thought it was a good website. Homeowner liked the survey on the website. Homeowner also liked the new meeting format. A Homeowner received a tree removal letter and would like to save the tree and just have the root removed. Homeowner also stated that they will be out of town when this work is being done and has concerns about his sprinkler system. Homeowner stated that the mailbox by tree at 3335 Woodley is not painted. Homeowner commented that making a homeowner responsible for gate arm damage is not practical.

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Homeowner congratulated the board on getting the tree remove permits and wanted to know when is the next phase. Homeowner asked if there would be a meeting in December and is concerned about the parking issue being pushed to January 2020. Homeowner suggested that the HOA call the fire department about owners with dead palm fronds. Homeowner requested that the HOA follow up with the fire department about inspecting inside the community for fire hazards.

Homeowner asked about the perimeter fence status.

Homeowner said the wording on the survey was not very clear, that more detail was needed, that it was not worded well, and also suggested a third party get the survey results so there could be on bias.

The Board discussed the homeowner comments.

Future surveys will be looked at more careful for wording and giving more detail. Maybe include examples.

Parking – the board just go the results and need to think about them. The Board is surprised by the results. This is a serious issue and would like the full board to discuss before a decision is made. There are two ways to interpret the results: (1) 55 with no restrictions and 58 want some restrictions or (2) a straight majority. Maybe another survey is needed.

Perimeter fencing is expensive. Board can't vote on it because the board has no authority to do so under the CC&Rs and that the community will need to vote on it. In addition, any expense greater than 5% of budgeted gross expense requires a majority vote. Furthermore, if a fence is installed in one area and not in other areas will open the HOA to litigation.

Bill Giragos to contact the Fire Marshall for a walk through. Good idea to contact Fire Department for dead palm fronds in the community.

An arborist went around the community and marked all of the trees that need to be removed, Priority is being given to trees causing the most damage.

Sprinkler damage when a tree is removed is possible. Touch base with Bill Giragos and he will address your concerns.

Gate arms damage responsibility. The Board sees the homeowner point of the homeowner not being responsible. Need to check the CC&Rs. Discussion of who should be responsible. Enter and exit cameras not catching licenses may be a distance issue. Bill Giragos is handling.

WOODRIDGE COMMUNITY OWNERS ASSOCIATION

HOMEOWNERS ASSOCIATION, INC.

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Date of Next Scheduled Meeting: The next meeting will be held on January 16, 2019.

ADJOURNMENT: With no further business to discuss, the meeting was adjourned at 8:11 P.M.

Board members signature

Date
