

WOODRIDGE COMMUNITY ASSOCIATION

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

WOODRIDGE COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING

January 16, 2020

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 Joe Nakos

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

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

Owners: There were two homes represented.

Minutes: Motion to approve November 21, 2019 minutes as submitted made by Felicia Rue and seconded by MaryJo Ammon. All in favor. Motion passed.

Treasurer's Finance Report: Given by Felicia Rue. See exhibit A. Question of why security is overbudget. Doug and Dee to check.

Showscapes – Tiffany Smith is the new manager. She submitted a report. See exhibit B. They are still working on the fire clearance and are scheduling another inspection with the fire marshal.

Master Protection – Doug submitted a report prior to the meeting. See exhibit C. New camera was installed but still not capturing license plates. Bill and Doug are working on it. Residents without transponders must use the visitor gate. No exceptions.

Fidelity Project Update – Radar units have been removed and are now at the guard house. Dee to go by and get the serial numbers. Dee to bill \$450 for the broken pot at front gate. Showscapes submitted the signed amendment to the contract in November.

ARC Committee – Solar request and garage door change submitted and approved.

Landscape Committee – Joe Nakos gave the report on behalf of Bill Giragos. All requested planting has been accomplished but additional planting will be needed.

Tree replacement has started. Getting bids on fixing the sprinklers and replacing the sod where trees were removed.

9310 TOPANGA CANYON BLVD., SUITE 220-A
CHATSWORTH, CALIFORNIA 91311
TEL: (818) 407-6620
EMAIL: FMS@FIDELITYMNGT.COM

WOODRIDGE COMMUNITY OWNERS ASSOCIATION

HOMEOWNERS ASSOCIATION, INC.

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Safety/Rules & Regulations Committee – Report given by Joe Nakos on behalf of Kathleen Nakos. Decision needs to be made by the board regarding the parking survey results. Request was made to the committee about no workers on Saturdays. Most homeowners have workers on Saturday since that is when most of the homeowners are home. Post orders need to be updated.

Key Topics – As of January 1, 2020, California passed a state law about how HOA elections are run. The Association had to redo their election rules to become compliant with the new law. The revised rules will be sent out to the homeowners via email and regular mail depending on if the opted for email delivery. On the advice of legal counsel, the upcoming 2020 elections will be held the same as 2019 this year because you can't change the rules before 90 days of election. Motion to have the 2020 elections done the same as the previous year made by Joe Nakos and seconded by Felicia Rue. All in favor. Motion passed.

Discussion of parking results. Motion made by Joe Nakos to have the Rules Committee make some recommendations on how to implement a system for homeowner sponsored guests (those with an RFID and those without an RFID) so that they will not get ticketed when parked on the street during security checks. Joe Nakos included in his motion that the system should also include recommendations for homeowners to get a street parking exception. Motion seconded by Felicia Rue. All in favor. Motion passed.

Motion made by MaryJo Ammon to continue with the no parking by residents from 7pm to 7am. No enforcement until issue with Rules Committee recommendations are made / resolved and the board votes on the recommendations. Motion seconded by Felicia Rue. All in favor. Motion passed.

Open Forum – A resident asked about more detail on the fire prevention He agreed to talk to Tiffany after the meeting.

Date of Next Scheduled Meeting: The next meeting will be held on February 20, 2020

ADJOURNMENT: With no further business to discuss, the meeting was adjourned at 7:46 P.M.

Board members signature

Date
