

Woodridge Community Association Board of Directors Meeting
February 16, 2023 General Session Draft Meeting Minutes

CALL TO ORDER:

The General Session Meeting of Woodridge Community Association was held on February 16, 2023, via Zoom. The meeting was called to order by Board President Mary Jo Ammon at 6:35 PM.

DIRECTORS PRESENT: Mary Jo Ammon - President
Felicia Rue - Treasurer
Joseph Nakos – Vice President
Bob Gray – Member at Large
Bill Giragos – Secretary

DIRECTORS ABSENT: None currently.

PROPERTY MANAGEMENT PROFESSIONALS' REPRESENTATIVES: Julie Phan, Community Asset Manager

HOMEOWNERS PRESENT: There were 8 homeowners noted to be present on the Zoom call.

GUESTS PRESENT: Doug Huemme, Allied Universal
Efrain Lupercio, Marina Landscape

SECRETARY'S REPORT:

Meeting Minutes: A motion was made by Joseph Nakos and seconded by Bob Gray to approve the draft meeting minutes with minor changes. Motion carried. (M/S/C 5-0).

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

TREASURER'S REPORT:

Felicia Rue gave the Treasurer's report and provided the water usage report.

Financial Statements: Felicia Rue provided the financials update. A motion was made by Joseph Nakos and seconded by Mary Jo Ammon to approve the January 2023 financials as presented. Felicia Rue has requested PMP Accounting to call her regarding questions/minor adjustments to financials. Motion carried. (M/S/C 5-0).

Water Usage: Felicia Rue provided an update regarding water. In January, the average usage is 21 gallons.

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DELINQUENCY:

APN 597-0-090-105 Pre-Lien: \$604; item tabled.

SECURITY:

Doug Huemme, Allied Universal was in attendance to update the community. There were no questions from the community at this time. There will be a new post commander in March and the temporary officer on site will be leaving at that time. There was discussion regarding the long lines and processes for entering into the community. The delays are being caused by 75% of homeowners who have not added their contractors or guests into Gatekey, so each contractor and guest needs to be checked in and called for approval before entering the community, adding to the delays. Doug Huemme provided updates regarding the burglaries; the areas being targeted are now in Calabasas. The Board discussed requirements for realtors regarding open houses. Bill Giragos suggested allowing additional signs to be posted along the streets pointing to the open house. The Board and security discussed the vandalism over New Year's weekend, but there are no persons identified in the videos provided.

RULES & REGULATIONS COMMITTEE:

Dave Saltmarsh was in attendance and provided a committee update and discussed misc. safety-related issues.

LANDSCAPE:

- Bob Gray provided a Landscape Committee Update.
- Efrain Lupercio from Marina Landscape has provided a landscape update. The Board welcomed Marina Landscape to the property and thanked Efrain Lupercio for doing a great job so far. The controllers have been checked. Landscape Committee to meet with Efrain to discuss water savings, pruning, fertilizing, and removing old mulch.

ARCHITECTURAL REPORT:

- Mary Jo Ammon provided the architectural committee update.
- Architectural guidelines and application updates are in progress.

NEWSLETTER COMMITTEE: Jeff Briggs was not in attendance to provide an update. Some suggested topics for the newsletter were:

- Annual meeting/quorum
- Fences
- Realtor

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UNFINISHED AND NEW BUSINESS:

- Progress with Community Beautification
- Street light repairs updates. A motion was made by Bob Gray and seconded by Joseph Nakos to approve All Lites' proposal in the amount of \$3,255 for repairs. Motion carried. (M/S/C 5-0).
- Annual Election is scheduled for April 27, 2023.
- New Board of Directors meeting dates will be the 4th Thursday of the month, beginning March 23, 2023.
- Board requests PMP to provide three fence contractors for painting and repair and provide Felicia Rue to assist in providing SOW/walkthrough with vendors. The Board would like to only focus on the common areas at this time.
- Bill Giragos met with GPM and GPM advised the slurry can wait another year, however, two areas should be repaired. The proposal will be presented in March for Board consideration.

HOMEOWNER'S FORUM:

The homeowners present were allowed to address the Board on any topics of concern. Items discussed are:

- Thank you

ADJOURNMENT AND ANNOUNCEMENT OF THE NEXT BOARD MEETING:

There being no further business before the Board of Directors, the General Session Meeting was adjourned at 8:05 PM, the next General Session Meeting is scheduled for March 23, 2023.

Board Member

Date