

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

CALL TO ORDER:

The General Session Meeting of Woodridge Community Association was held on October 21, 2021 via Zoom. The meeting was called to order by Board President Mary Jo Ammon at 6:32 PM.

DIRECTORS PRESENT: Mary Jo Ammon - President
Robert Kaplan - Vice President
Felicia Rue - Treasurer

DIRECTORS ABSENT: Joseph Nakos – Secretary

PROPERTY MANAGEMENT PROFESSIONALS REPRESENTATIVES: Louis Mellini, Community Asset Manager

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

SECRETARY’S REPORT:

Meeting Minutes: A motion was made by Robert Kaplan and seconded by Felicia Rue to approve the September 16, 2021. General Meeting minutes. Motion Carried (M/S/C 3-0).

TREASURER’S REPORT:

Felicia Rue gave the Treasurer’s report. Felicia Rue discussed the financial statements through September 2021 and gave an update on water usage.

Financial Statements A motion was made by Robert Kaplan and seconded by Felicia Rue to approve the unaudited financial statements for the month and year-to-date for September 2021 as required by Civil Code §5500. Motion Carried (M/S/C 3-0).

2022 Budget Board to review final draft budget for consideration.

A motion was made by Mary Jo Ammon and seconded by Robert Kaplan to approve the 2022 Budget. Motion Carried (M/S/C 3-0).

HOMEOWNER’S FORUM REGARDING ADU: The Board opened a homeowner’s forum to discuss topic of ADUs in the community, several homeowners expressed their opposition to ADUs.

DELINQUENCY:

No accounts were up for a lien at this time.

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

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.

RULES & REGULATIONS COMMITTEE:

No report given.

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.

NEWSLETTER COMMITTEE:

No report given in Jeff Brigg's absence.

MANAGEMENT REPORT:

The Board of Directors reviewed the Action Item Tracker presented by PMP Management. Louis Mellini from PMP gave report regarding various items and projects.

UNFINISHED AND NEW BUSINESS:

Front Gate Area:

New Signage at Entrance: A motion was made by Robert Kaplan and seconded by Felicia Rue to except signage proposal not to exceed \$2,298.00. Motion Carried (M/S/C 3-0).

Lighting Upgrade at Entrance A motion was made by Robert Kaplan and seconded by Felicia Rue to approve expending an amount not to exceed \$2,000.00 for lighting upgrade at entrance. Motion Carried (M/S/C 3-0).

Transponder Requests:

None at this time:

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

HOMEOWNER’S FORUM:

The homeowners present were afforded the opportunity to address the Board on the following topics: ADUs within the community, guard’s visitor passes procedures, non-association open space cleanup, placing a stop sign at the corner of Sunset Hills and Eaglewood and the rover driver looking into homeowner trash.

REDUCTION OF THE NUMBER OF MEETINGS PER YEAR:

Mary Jo Ammon made a motion and seconded by Robert Kaplan to reduce the number of months the Board would meet in a year to 10. The Board would not meet in June and in December.

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 8:43 PM, the next General Session Meeting is scheduled for November 18, 2021.

Board Member

Date