

Woodridge Community Association Board of Directors Meeting
June 16, 2022 General Session Draft Meeting Minutes

CALL TO ORDER:

The General Session Meeting of Woodridge Community Association was held on June 16, 2022, via Zoom. The meeting was called to order by Board President Mary Jo Ammon at 6:41 PM.

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

DIRECTORS ABSENT: None currently.

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

HOMEOWNERS PRESENT: There were 14 owners noted to be present on the Zoom call.

GUESTS PRESENT: Doug Huemme, Master Protection Security, Inc.

SECRETARY'S REPORT:

Meeting Minutes: A motion was made by Joseph Nakos and seconded by Bill Giragos to approve the May 19, 2022, General Meeting minutes with minor corrections. 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 account balances in TIAA CDs. Felicia Rue advised that no expense that were unexpected currently and that the Association's funds are in a surplus. Felicia Rue advised that there was a check for a CD of \$206k sent back to the Association, and that the funds will need to be deposited back into the Association's CD. Felicia Rue advised that the Association's water usage is currently down by 35%.

Financial Statements: A motion was made by Joseph Nakos and seconded by Bob Gray to approve the unaudited financial statements for the month and year-to-date for May 2022 as required by Civil Code §5500. Motion Carried (M/S/C 5-0).

Woodridge Community Association Board of Directors Meeting
June 16, 2022 General Session Draft Meeting Minutes

DELINQUENCY:

There were no delinquencies that required Board action at this time.

LIENS:

597-0-060-105: Pre-Lien in the amount of \$1,128.08. The Board has unanimously decided to table this.

597-0-050-075: Pre-lien in the amount of \$2,073.76. A motion was made by Mary Jo Ammon and seconded by Joseph Nakos to approve the pre-lien. Motion carried. (M/S/C 5-0).

SECURITY:

Doug Huemme, Master Protection Services was present to provide a security report to those in attendance. There were no questions brought up at this time. Doug advised that the replacement PC in the gatehouse has been ordered and received and will be installed soon. The Board advised that the Board is waiting for proposals for maintenance and repairs inside the gatehouse such as painting, new bathroom doors, sink, paint cabinets, clean blinds, cover for a crawl space and painting outside gatehouse as well. Mary Jo Ammon advised that she assist in in obtaining two additional proposals from painters for bid comparison. The Board advised that there are three broken chairs in the guardhouse. Doug Huemme will inspect the chairs and requests that chair rails be installed in the guardhouse to avoid damaging the interior walls.

RULES & REGULATIONS COMMITTEE:

Dave Saltmarsh advised there were no new updates to provide at this time.

The Board discussed the Rules & Regulations draft that was mailed out along with the draft ADU policy. Joseph Nakos advised that he is against suspending transponders and the violation fines should be lowered from \$5k to \$500. A motion was made by Joseph Nakos and seconded by Bill Giragos to make the changes to the Rules & Regulations to be mailed out for another 28-day comment period. Motion carried. (M/S/C 3-2).

ADU Policy: A motion was made by Mary Jo Ammon and seconded by Joseph Nakos to formally adopt the ADU draft policy that was mailed out to the membership for 28-day comment period. Motion carried. (M/S/C 5-0).

LANDSCAPE:

- Mary Jo Ammon provided a Landscape Committee Update
- Tree pruning is being completed on Woodflower, Willow Haven, Eaglewood and Cove Creek. The next tree pruning is scheduled for September 9, 2022 for Windridge, Country Vista, Woodley, Woodworth, Essex Junction, Country Home and Hampton Court.

Woodridge Community Association Board of Directors Meeting
June 16, 2022 General Session Draft Meeting Minutes

- The Oak Tree that was approved to be removed by MAP has not been scheduled yet. The Landscape Committee had reached out to the approved vendor but has not received a response back yet.
- Showscapes is checking with the city to see if a variance can be granted to use the water more than once a week on the slopes and will advise the Board is approved. During the drought, the grass in the parkway in the front of community will not be irrigated.

ARCHITECTURAL REPORT:

Mary Jo Ammon provided a committee update and advised that if homeowners are interested in having their wrought iron repairs completed by a preferred vendor, Pedro can be contacted, phone number to be provided at homeowner's request, the Association's color for the wrought iron is Dunn Edwards Woodlawn Green SYN-LUSTRO Rust Preventative, Alykd Semi-Gloss Enamel.

NEWSLETTER COMMITTEE: Jeff Briggs provided an update on newsletters. Items addressed in newsletter:

- Special assessment insurance information
- Water restrictions
- Athens fines
- Rat issues with chewing car wires
- Asphalt repairs
- Gatehouse renovations
- Crow information
- Monarch Butterfly information

UNFINISHED AND NEW BUSINESS:

Asphalt Reslurry: The Board reviewed and discussed the two proposals that were presented by GPM and Eagle Paving. Bill Giragos suggested that the Board requests GPM to come out and meet with the Board to discuss and inspect the areas needed for repaired as proposed. A motion was made by Bill Giragos and seconded by Mary Jo Ammon to approve a not-to-exceed \$30k for the 2022 year so long as hot asphalt seal be used. Motion carried. (M/S/C 5-0).

Reserve Study Proposals: The Board reviewed the two proposals presented by Association Reserves and JD Brooks for a update no-site visit. A motion was made by Mary Jo Ammon and seconded by Bob Gray to approve the proposal from Association Reserves in the amount of \$790/year as part of the loyalty program. Motion carried. (M/S/C 5-0).

BOARD REORGANIZATION:

The Board unanimously agreed to have the following Board Members serve in the listed respective positions:

Woodridge Community Association Board of Directors Meeting
June 16, 2022 General Session Draft Meeting Minutes

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

COMMITTEE REORGANIZATION:

This item has been tabled until the August meeting. The Board advised that if there are any homeowners interested in serving on a committee, to please reach out to PMP Management or a Board Member to obtain more information.

TRANSPONDER REQUESTS:

None currently.

HOMEOWNER'S FORUM:

The homeowners present were afforded the opportunity to address the Board on any topics of concern.

- Sprinkler heads

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 8:52 PM, the next General Session Meeting is scheduled for August 16, 2022.

Board Member

Date