

# WOODRIDGE COMMUNITY ASSOCIATION

c/o *FIDELITY MANAGEMENT SERVICES, INC.*

---

## WOODRIDGE COMMUNITY ASSOCIATION

### ANNUAL MEETING

March 16, 2017

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

**Call to Order:** The meeting was called to order at 6:05 PM. by Ed Greene

#### **Board Positions:**

President	Joe Nakos	Present
Vice President	Bill Giragos	Present
Treasurer	Bob Trevathan	Present
Secretary	Ed Greene	Present
Member at Large	Brendan Devlin	Present

Also present were: Fidelity Management Services representative, Dee Smith, Joe Arroyo and Chris Wilson from Lantz Security, Jerry Jones from ELC and 14 residents were represented.

**Annual Meeting** – There was a quorum of 119 ballots.

David Saltmarsh and Joe Arroyo volunteered to be an election inspector and counted the ballots.

Ed Greene read the minutes of the April 21, 2016 annual meeting. Meeting minutes were approved.

Bob Trevathan gave the treasurer's report. The Association currently has \$1,060,768.55 in assets. \$1,049,537 is for the reserve funds and are in CD's. One of the largest expenses is water. The board had a water saving system installed for the sprinklers and it has paid for itself within a year. Security, landscaping and management are the other big expenses.

Joe Nakos talked about the Board philosophy regarding fiscal responsibility, community living and individual property rights. Dues have not been increased in 16 years.

#### **Open Forum**

Several of the owners thanked the Board for doing a good job and volunteering their time.

Jill Pincus and Nancy Maletz that they were very happy with the new landscaping.

Leslie Tilleskjoer wanted to know when the tree removal on Heavenly Ridge would be done. The Board responded that they need to vote on this.

Susan Saltmarsh reported that the fountain is leaking.

---

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

## **WOODRIDGE COMMUNITY OWNERS ASSOCIATION**

*HOMEOWNERS ASSOCIATION, INC.*

---

WRCA

Page 2 of 3

Michael Gollub brought up that vehicles do not stop at the stop signs and speeders. A discussion followed on what can be done. Suggestion to add speed humps before the stop signs. Have random patrols and give tickets.

Michel Gollub brought up distribution of the agenda each month to owners so they know what will be discussed at a meeting in advance so an owner can attend if they want. Currently it is posted at the guard house.

Meeting sign should be put out earlier so owners can plan to attend in advance. New sign will have to be made.

More communication from the Board was requested. Newsletters, website, email etc.

Discussion of eliminating grass on the parkways and replacing it with something more drought tolerant. Owners can change the parkway grass with ARC approval.

Tey Leporati suggested dog poop stations.

Tey Leporati brought up gate arms and RFID system. Discussion followed. Security should be asking for ID before letting anyone into the community.

Jason Hyde brought up people are not stopping at stop signs and going around the school bus when their lights are flashing. Police have come into the community and cited a couple of people.

Joe Breselman said they moved into the community for security reasons. There are people speeding in the community. He feels that another stop sign should be added on Sunset. He wants better security at the gate. He also brought information from Gresl and Brewer regarding their situation.

Arnold Stern suggested Name tags should be worn by Board members. Gate should have local phone numbers of vendors to help the owners. Question of real estate prices not increasing in Woodridge.

Steven Porath requested a projection from the Board on what the Board plans on accomplishing this year.

Michael Gollum requested follow up on action items.

---

**WOODRIDGE COMMUNITY OWNERS ASSOCIATION**

*HOMEOWNERS ASSOCIATION, INC.*

---

WRCA  
Page 3 of 3

**Election Results**

Joe Breseman - 93  
Ed Greene – 60  
Earl Lyons – 22  
Joe Nakos - 54

Abstain from voting – 10

IRS Ruling passed 97 to 3

**New Board Positions:**

President – Bill Giragos  
Vice President – Ed Greene  
Treasurer – Bob Trevathan  
Secretary – Brendan Devlin  
Member at Large – Joe Breseman

Joe Breseman volunteered to do a newsletter.

**Date of Next Scheduled Meeting:** The next meeting will be held on April 20, 2017.

**ADJOURNMENT:** With no further business to discuss, the meeting was adjourned to executive session to discuss member discipline, collections and legal matters at 7:40 P.M.

\_\_\_\_\_  
Board members signature

\_\_\_\_\_  
Date

---