

WOODRIDGE COMMUNITY ASSOCIATION

c/o *FIDELITY MANAGEMENT SERVICES, INC.*

WOODRIDGE COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING

August 15, 2019

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

Call to Order: The meeting was called to order at 6:30 PM. Brendan announced that the open meeting was being audio recorded,

Board Members Present: Brendan Devlin –President, Bill Giragos-Vice President
Felicia Rue-Treasurer and Joe Nakos-Secretary.

Also, present were: Fidelity Management Services representative, Dee Smith, Ann and Gill from Master Protection and Jerry and Armando from Showscapes

Owners: There were 9 homes represented.

Minutes: Motion to approve July 18, 2019 minutes as submitted made by Joe Nakos and seconded by Bill Giragos. All in favor.

Treasurer's Finance Report: Given by Felicia Rue. See exhibit A.

Showscapes – Recap of landscape items for July and August submitted. See exhibit B. Joe and Brendan mentioned that the trails are overgrown and the Fire Department or park Department should be contacted. Jerry said he would reach out to someone.

Master Protection – Doug submitted a report prior to the meeting. See exhibit C. Street Parking citations are an issue.

Fidelity Project Update –

Radar units – Joe Nakos checked and the batteries are completely dead. Dee to see about getting new batteries.

Reimbursement of broken pots – Does the Board want to charge for one or three? Three since they can't be matched.

Arborist contract – Executed. Arborist has been out and did inspection.

Fidelity's position on Cloud Storage – There IT guy said no.

Amendment to Showscapes contact was given to Dee and needs to be forwarded to Showscapes.

ARC Committee – Two request this past month. One for solar and one for exterior painting. Both have been approved. Nothing pending.

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Landscape Committee – Ristin Wilson was told by the City no emergency permit for additional tree work. The trees will be added to the next phase. James Dean has inspected and found more trees. Will need SOW for cement replacement and tree replacement.

Need to check with Dave Saltmarsh to see if letter was sent to Fire Marshall that was approved last month.

Contract Committee – Showscape's contract amendment needs to be sent to Showscapes.

Fence Sow – Completed.

Black Top SOW – GPM did an inspection to see what can be done to extend the life of the black top. They sent their recommendations late in the day. Board needs to review. Board requested additional vendors to review black top.

Rules & Regulations Committee – Waiting for fire abatement negotiations.

Bill Giragos to give SOW for fence.

Woodridge is already ADA compliant, even though by law HOA does not have to be. No legal meaning to "ADA Community".

Key Topics – Meeting minutes to state how the board members vote on a motion.. Motion made by Bill Giragos and seconded by Joe Nakos. All in favor.

Enhanced Fire Abatement – Bill got Showscapes to reduce their bid by 10%. Motion to accept the Showscape proposal for \$35,475 for all four phases. Work to start with East side. Motion made by Brendan Devlin and seconded by Bill Giragos. All in favor.

Slope Planting – Motion to approve slopes planting along Eaglewood and Willow Canyon cul-a-sacs for \$6,070. Motion made by Bill Giragos and seconded by Felicia Rue. Brendan recused himself. Vote 3 in favor. Motion passed.

Broken gate and fencing – Motion to have Escobar replace the gate at work site 2 not to exceed \$2,000. Motion made by Joe Nakos and seconded by Bill Giragos. All in favor.

Mailbox bases – Motion to accept Pedro's Painting to paint mailbox posts as needed at \$40 per post within the next 30 days. Motion made by Joe Nakos and seconded by Brendan Devlin. All in favor.

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HOMEOWNERS ASSOCIATION, INC.

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Painting of guard house, gate and the wood towers – Motion to accept Pedro's Painting bid not to exceed \$5,000. Motion made by Bill Giragos and seconded by Brendan Devlin. All in favor.

Discussion of protecting the mailbox bases. The current boxes foundations need to be checked for concrete base.

Discussion of one-time special assessment. It was decided it was not necessary.

Sargent of Arms and Parliamentarian – Tabled

Revised Rules and Regulations – Board has reviewed revised rules. Parking is an open item. Joe Nakos recommended a survey be sent out to the owners regarding the street parking. Board approves survey.

Additional fencing should also have a survey sent out with the locations and cost associated with installing new fencing. A check of all potential areas should be done before sending out the survey. Board approves survey.

Joe Nakos motioned to send out a survey. Motion seconded by Felicia Rue. All in favor.

Committee charters for Rules and Safety, Landscaping, Newsletter and Finance submitted. See exhibit D – G.

New Chairs were appointed to the committees.

Rules and Safety – Kathleen Nakos.. Motion made by Bill Giragos and seconded by Brendan Devlin. Joe Nakos recused himself. Vote 3 in favor.

Landscape – Bill Giragos. Motion made by Joe Nakos and seconded by Brendan Devlin. Bill Giragos recused himself. Vote 3 in favor. Bill asked Robert Kaplan to be on the committee.

Finance – Felicia Rue. Motion made by Joe Nakos and seconded by Brendan Devlin. Felicia Rue recused herself. Vote 3 in favor.

Newsletter – Felicia Rue. Motion made by Joe Nakos and seconded by Bill Giragos. Felicia Rue recused herself. Vote 3 in favor.

ARC charter is as stated in the CC&Rs. Committee Chair – Brendan Devlin. Motion made by Joe Nakos and seconded by Felicia Rue. Brendan Devlin recused himself. Vote 3 in favor. Mary Jo Ammon was asked to join the committee.

Contract Committee is an Ad Hoc committee.

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Each year committee chairs should be elected by the board.

Resignation – Michael Gollub submitted his resignation. Motion made by Felicia Rue to have Mary Jo Ammon join the board. Motion seconded by Joe Nakos. All in favor.

Open Forum

Dre, one of the front gate personnel, holds the gate arm open.

Concern of dogs off leash and dogs that attack other dogs and people. Homeowner would like to see dogs with history of attacking to be required to wear muzzles.

Question about the previous slurry seal. Prior board didn't take the recommendation of the asphalt company.

Date of Next Scheduled Meeting: The next meeting will be held on September 19, 2019.

ADJOURNMENT: With no further business to discuss, the meeting was adjourned to executive session to discuss member discipline, collections and legal matters at 8:48 P.M.

Board members signature

Date