

WOODRIDGE COMMUNITY ASSOCIATION

c/o FIDELITY MANAGEMENT SERVICES, INC.

Draft

WOODRIDGE COMMUNITY ASSOCIATION
Board Meeting
May 21, 2020
Via Zoom

Call to Order: The meeting was called to order at 6:30 PM by Joe Nakos.

Board Members Present: Joe Nakos - President, Mary Jo Ammon-Vice President, Felicia Rue-Treasurer and Robert Kaplan-Secretary

Also, present were: Fidelity Management Services representative, Dee Smith, Doug Humme from Master Protection and Tiffany Smith from Showscapes

Owners: 17 homes participated

Minutes: Motion to approve April 16, 2020 minutes as submitted made by Mary Jo Ammon and seconded Joe Nakos. All in favor. Motion passed.

Treasurer's Finance Report: Given by Felicia Rue. See Exhibit A. Need to make up reserve contribution. Planting supplies are at \$11,173. Planted rosemary on Sunset. Water increased due to planting. (noone is sure if this reasoning is accurate)

Have water company look at water usage for February.

Committee members for finance are Robert Rouselett and Gene Eng. Motion to accept committee members made by Joe Nakos and seconded by Mary Jo Ammon. All in favor. Motion passed.

Landscaping – Showscapes – See Exhibit B. Showscapes has walked with the Fire Marshall several times. Proposal to replant gate loop trail to south end going east for \$12,250. Discussion of what has been planted and what areas. Replanting not included in abatement proposal. After the other area is cleared, there will be another proposal to replant.

Raised sidewalk at 3122 Heavenly Ridge. Tree needs removal. When will this be done? Waiting for City to re-open to apply for permit.

3335 Woodley had a compliant regarding the back of their home. Needs to be replanted.

Committee members for landscaping special projects Steven Porath and David Monroe. Joe would like two more owners to volunteer. Motion to accept committee members made by Joe Nakos and seconded by Mary Jo Ammon. All in favor.

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Felicia would like to see all the bills for landscaping.

Mid-year weed abatement would be \$14,900. Discussion of abatement and planting costs. Mid-year abatement to be on hold. Discussion needs to be had with Jerry of Showscapes.

Woodley tree removals was discussed.

Security - Master Protection – Doug Humme submitted a report prior to the meeting. See exhibit C. Motion to upgrade Gatekey and get a new scanner for \$165 per month and one-time cost of \$1200 for the scanner made by Mary Jo Ammon and seconded by Joe Nakos. All in favor. Motion passed.

Rules & Regulations and Safety Committee – Motion to purchase 200 car stickers made by Joe Nakos and seconded by Mary Jo Ammon. All in favor. Motion passed. Give owners two months to submit applications for the stickers. Start parking enforcement August 1, 2020.

Committee members are Mendy Hyde, Carol Giragos and Mary Jo Ammon. Robert doesn't see why more volunteers are not accepted. Kathleen doesn't feel a larger committee would be functional. Per the HOA attorney in order to reduce liability and make a committee more functional committee members should be limited to three. There are other committees that need volunteers. Committee members need to be in good standing, need to attend the meetings and to be open minded and flexible. Joe doesn't agree to a committee with more than five people.

Laurie Whitney spoke in favor of larger committees.

Robert Kaplan motioned that anybody can be on a committee as long as they behave. Motion seconded by Mary Jo Ammon. Vote 3 in favor - one abstain. Motion passed.

Mary Jo Ammon to reach out to the new volunteers to see if any of them would like to volunteer in another committee.

Reserve Study – Motion to accept reserve study proposal for a full study for \$2190 made by Joe Nakos and seconded by Felicia Rue. All in favor. Motion passed.

ARC – Mary Jo Ammon reported that she has had some painting requests. Committee member is Brendon Devlin. Joe Nakos motioned and Felicia Rue seconded to accept the committee member. All in favor. Motion passed.

Open Forum – Alex Kaplan wanted to record the board meetings and do a podcast. Alex was asked to send his request in writing with all the details.

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It was suggested that the open forum be moved back to the beginning of the meeting. Board feels that having it at the end is a more efficient way.

Date of Next Scheduled Meeting: The next meeting will be held on June 18, 2020

ADJOURNMENT: With no further business to discuss, the meeting was adjourned at 9:00 P.M.

Board members signature

Date