

# Woodlake Homeowners Association

C/O C & C Property Management

DocuSigned by:

*Julie A. Broussard*

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1/23/2024 | 9:54 PM PST

## Board of Directors Meeting

Office of C & C Property Mgt, 500 Merchant St, Vacaville CA 95688

### Minutes

**January 28<sup>th</sup>, 2020, 6:30 p.m.**

#### **1. Call to Order 6:30**

##### Quorum Established

- 2 Directors present: Bob Dewald, President & Mike Miller, Vice President. Frank Horsley, Secretary/Treasurer was absent.

##### Open Forum

- Owners forum held at commencement of this meeting. 4 owners appeared, to discuss open CC & R violations and architectural submissions. Further discussions on these matters were discussed in executive session.

#### **2. Review of Minutes**

##### July 23<sup>rd</sup>, 2019 meeting as presented. Motioned, Seconded, Passed.

#### **3. Review of Financial Reports**

##### Through September 2019 Motioned, Seconded, Passed.

#### **4. Open Business**

##### Security Systems – Status -

- Mr. Dewald gave a briefing on the current status of the security camera system. All three Flock cameras which capture license plates are operational. The Board is planning to add new cameras at these locations for better overall view to aid in describing vehicles and activities.

##### CC&R Amendment Project

- This item is tabled. If it resumes, the documents will need to be updated. The Board also acknowledged their awareness of the new election rules set forth to SB 323, which will require a new policy and a different process for this and any other future elections.

##### Landscape Contractor.

- The job performance of California Valley Landscape was reviewed and the lake area was noted to be within specifications at this time. The Board approved a \$50 increase in their contract rate effective Jan 1<sup>st</sup>.

#### **5. New Business**

##### Budget 2020

- The Board analyzed the financial data for the current fiscal year to determine if there is a need to adjust the assessments. The board noted that further transfers to the reserve fund are unnecessary because the reserves are fully funded. This will offset the anticipated increase in legal fees and additional security equipment costs in the coming year. Therefore motion was made to keep the assessments at \$40 per member per month. Motion seconded with

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all in favor. Manager will prepare final budget and disclosure package for distribution to the membership.

## HOA insurance renewal

- The Board took notice from the Association's insurance agency that the current carrier for the fidelity insurance shall no longer offer this policy, but a quote will be provided from an alternate carrier. Manager provided requested information to insurance agent who shall provide a proposal before the renewal date of January 2.

## **Executive Session (5:30 pm) Meeting Topics Included:**

### **Collection Matters**

- Collection Report & Actions Reviewed by Board..

### **Legal Issue review**

- Status of the current case for an unapproved architectural change was discussed. A mediation is set up for Nov. 22<sup>nd</sup> and manager agreed to attend in place of Board members who are not available on that date. Board discussed the parameters of authority to be granted to manager to help negotiate settlement.
  - Board took notice of a change of Counsel from the law firm retained on this case. Board motioned to move case to a new law firm in order to keep the same attorney who has been working on this case from the beginning. Motion passed unanimously.

### **CC&R Enforcement Hearings**

- Hearings held for members with ongoing violations
  - The board reviewed numerous responses sent in by the membership in response to their CC R violation notices.
  - Fines issued to offenders who have neither responded nor complied with the violations.
  - Fines were suspended for two owners who appeared in person and documented that they are now in compliance.

### **Architectural requests**

- Board issued a conditional approval for a front yard modification to remove a retaining wall
- Board requested more information from an owner regarding a front yard change to add rocks.

Minutes Submitted by:

Rich Cardosi, C&C Property Mgt.