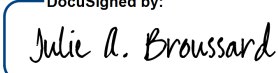


Woodlake Homeowners Association

C/O C & C Property Management

DocuSigned by:

C708D953B9ED43E...
1/23/2024 | 9:54 PM PST

Board of Directors Meeting

ONLINE Meeting held on Google:

Access Code: oqr-bfme-syz

Minutes

July 28th, 2020, 6:30 p.m.

1. Call to Order 6:30

Quorum Established

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

Open Forum

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

2. Review of Minutes

- Jan 28th, 2020 meeting as presented. Motioned, Seconded, Passed. (No meeting held in April due to lack of quorum)

3. Review of Financial Reports

- Through June 2020 Motioned, Seconded, Passed.

4. Open Business

Security Systems – Status -

- Mr. Dewald gave a briefing on the current status of the security camera system. The Board is still working on a plan to add new cameras at entry and exit points of the community on either side of Gulf Dr. and at the east end of Rebecca. .

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.

5. New Business

Director Election 2020

- The Board opened the candidacy period for this years election. Two seats are up for election this year. Open nomination period will run through end of August at which time Board will be able to determine if there are enough candidates to run an election..

Woodlake Homeowners Association

C/O C & C Property Management

CPA Review

- The Board reviewed proposal for the CPA Mike Doody to perform this years financial review and prepare the State and Federal tax returns. Motioned, Seconded, Passed.

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

Collection Matters

- Collection Report & Actions Reviewed by Board..

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 owners who appeared in person and documented that they are now in compliance.

Minutes Submitted by:

Rich Cardosi, C&C Property Mgt.