

Woodlake Homeowners Association

C/O C & C Property Management

DocuSigned by:

Julie A. Broussard
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Board of Directors Meeting

ONLINE Meeting held on Google:

Access Code: oqr-bfme-syz

1/23/2024 | 9:54 PM PST

Minutes

Oct 27th, 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

July 28th, 2020 meeting as presented. Motioned, Seconded, Passed.

3. Review of Financial Reports

Through September 2020 Motioned, Seconded, Passed.

4. Open Business

Security Systems – Status -

- Mr. Dewald gave a briefing on the current status of the security camera system. A prototype camera system has been deployed at one location as a test sample to see if it can obtain adequate data from incoming and outgoing vehicles. The HOA is working with City officials to try and use the street light posts for installation of a mesh network to give internet access to all cameras on site.

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 Association received three new candidates who declared their candidacy to run for the Board. With the two incumbent directors, there are 5 people running for the two available seats. Ballots were sent out in September and were due for this meeting, however, there an insufficient number of ballots returned as of the date of this meeting, so the election has been

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rescheduled to be concluded at the next meeting in January 26 2021.
Ballots will be re-distributed to those who have not yet returned their ballots.

Budget 2021

- The Board reviewed the financial reports for the past year, and a draft budget for next year. After consideration of the data, the Board determined that there is no need to change the assessments for the coming fiscal year starting Jan 1st 2021. Motioned to approve budget at \$40 per member per month was seconded and passed with all in favor.

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.