

# 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

ONLINE Meeting held on Zoom:

[www.zoom.us/join](http://www.zoom.us/join)

Meeting ID: 818 6015 3551, Passcode: 920438

## Minutes

January 26<sup>th</sup>, 2021, 6:30 p.m.

### 1. Call to Order 6:30

#### Quorum Established

- 2 Directors present: Mike Miller, Vice President. Frank Horsley, Secretary/Treasurer. Bob Dewald, President was absent. This meeting was held on Zoom due to technical problems using google meet. All future meetings will be held on Zoom until further notice.

#### Open Forum

- Owners forum held at commencement of this meeting. Owners appeared, to discuss open CC & R violations and protest their fines for past violations. Discussions were held with owners and resolutions on these matters were discussed in executive session.

### 2. Review of Minutes

- Oct 27<sup>th</sup> 2020 meeting as presented. Motioned, Seconded, Passed.

### 3. Review of Financial Reports

- Through December 2020 Motioned, Seconded, Passed.

### 4. Open Business

#### Security Systems – Status -

- Mr. Dewald was not present at this meeting, so discussion of the security system was tabled.

#### 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 has still not received enough ballots back to conclude the director election despite sending reminder notices each month, and redistributing the ballots. Only 67 ballots have been received in total, so the election has again been rescheduled to be concluded at the next meeting in April 27, 2021. Reminder notices will continue to be sent.

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## **Executive Session Meeting Topics Included:**

### **Collection Matters**

- Collection Report & Actions Reviewed by Board..

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

- Hearings held for members with ongoing violations
  - o The board reviewed numerous responses sent in by the membership in response to their CC R violation notices.
  - o Fines were suspended for owners who appeared in person and documented that they are now in compliance. Several fines were suspended for owners who appeared in person to discuss their compliance with the Board.

Minutes Submitted by:

Rich Cardosi, C&C Property Mgt.