

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 Zoom:

www.zoom.us/join

1/23/2024 | 9:54 PM PST Meeting ID: 818 6015 3551, Passcode: 920438

Minutes

April 27th, 2021, 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 CC & R violations and protest fines for past violations. Discussions continued in executive session.

2. Review of Minutes

Jan 26th 2021 meeting as presented. Motioned, Seconded, Passed.

3. Review of Financial Reports

Through March 2021 Motioned, Seconded, Passed.

4. Open Business

Security Systems – Status -

- Mr. Dewald gave a report on the status of the cameras. A termination notice was sent to Flock Safety as the cameras were found to be faulty and did not pick up adequate data for some specific incidents, and efforts to improve the system have not resolved the problems. Board is exploring other options discussed in Open Business.

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.

Director Election 2020

- The Association has still not received enough ballots to conclude the director election despite sending reminder notices each month. The election has again been rescheduled to be concluded at the next meeting in July 27th, at which time, a new Director election nomination period will open, making all three seats available.

5. New Business

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Traffic Camera Monitoring System

- The Association is in discussion with a new camera vendor to discuss the addition of an all new system to cover the entry exit points of the community. Board authorized manager to contact attorney for consultation regarding funding this project . This will remain on the agenda .

Executive Session Meeting Topics Included:

Architectural Submissions

- The Board reviewed numerous architectural applications. Approvals and denials were granted according to policy.

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 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.