

# 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

425 Merchant Street, #101, Vacaville, CA 95688

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

Meeting ID: 818 6015 3551, Passcode: 920438

## Minutes

**April 25<sup>th</sup> 2023, 6:30 p.m.**

- **Call to Order 6:30**

- Quorum Established

- 3 Directors present: Bob Dewald, President (via zoom), Mike Miller, Vice President (via zoom), Frank Horsley, Secretary/Treasurer.

- Open Forum

- Owners forum held at commencement of this meeting. Owner appeared to discuss a CCR violation fine. This case was also discussed in executive session.

- **Minutes**

- January 24<sup>th</sup> 2023 Meeting

- Motion to approve minutes as written was made, seconded, and approved with all in favor.

- **Financial Reports**

- Through March 2023

- Motion to approve reports as presented was made, seconded, and approved with all in favor.

- **Open Business**

- Security Systems – Status -

- Mr. Dewald gave a report on the current operation of the cameras. The newly installed multi lens camera on Gulf Drive is up and running.
- Since the last meeting, the Board discovered there was a time synch issue with the LPR cameras. This was immediately addressed and Mr. Dewald worked with the security vendor to resolve the issue.

- Common Area / Lake Landscaping– Status:

- Manager reported that landscape work is being performed to standards. Board noted that several of the city-maintained trees interfere with the line of sight for the cameras. Manager contacted public works requesting that these trees be either trimmed or removed. The City will not perform this work but will allow the HOA to do so. Board reviewed a bid to do this work in order to maintain the camera view for homeowners' safety. Motion to approve reports as presented was made, seconded, and approved with all in favor at a cost of \$850.00.
- The Board replaced the short sections of metal fencing following the advice of the PD to aid in keeping trespassers out of the lake area. Board reviewed the completed modifications and agreed work was done to HOAs standards.

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- Board reviewed a proposal to repair the Lake area gate. Motion to approve reports as presented was made, seconded, and approved with all in favor at a cost of \$750.00.

## Reserve Study -

- Board reviewed new reserve study from Association Reserves Inc. This new study contains an updated analysis of the common area property including all the new camera equipment.

## ● **New Business**

### Policy Consideration - Vehicles

- The Board discussed current HOA policy, specifically to establish a line between what the City is responsible for vs. what the HOA has the authority and responsibility. The Board agreed the current language in the policy is sufficient as written, and includes counting people parking in front of their own driveway is a violation. This subject was discussed more in Executive session. ...

## **Executive Session 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 a homeowners CCR fine appeal who attended the meeting. No additional fine will be issued at this time.
  - The board reviewed homeowner responses sent in regarding their CCR violations involving a commercial vehicle.
  - The Board determined that parking in such a way that a driveway is blocked is a violation of the HOA parking policy.
  - The board discussed fines that will be issued to homeowners who did not attend hearing for CCR violations.
  - Board authorized small claims action to be filed against two homeowners for un-paid CC&R violation fines.

Minutes Submitted by:

Rich Cardosi, C&C Property Mgt.