

Woodlake Homeowners Association

C/O C & C Property Management

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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
Meeting ID: 818 6015 3551, Passcode: 920438

Minutes

July 25th 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 and protest fine, another to discuss an architectural application for front yard artificial turf. Both cases were discussed further in executive session.

- **Minutes**

- April 25th 2023 Meeting

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

- **Financial Reports**

- Through June 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 status of the camera system. Significant slow-down has occurred in recent weeks and the system is crashing often. Board is in discussions with camera vendor regarding issues with performance including the ongoing time synch issue which appears to be causing some of the service problems. Possible solutions include relocating the system to another facility such as managers office.
- Board is also considering an upgrade to a different level of comcast internet service which would double the upload speed and may resolve the issue.

- Common Area / Lake Landscaping– Status:

- Manager reported that landscape work is being performed to standards. Board noted that several homeowner trees are interfering with camera operations and made a motion to approve a contractor coming into the community and pruning all trees in the affected areas to restore full signal between the radio links on the camera network
- Manager reported that City of Fairfield Public Works has agreed to repair the metal fence in the park which was damaged by a homeowner. Work is not yet complete but manager will follow up to ensure this is taken care of.

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- Landscape contractor reported that there was a problem with the irrigation booster pump along Clay Bank Road. Manager sent pump contractor who was able to fix the issue for minimal cost. Service call charge was \$ 450.00.

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

Director Election 2023

- The Board discussed this years Director Election. There is one seat up for re-election this year, and the Board reviewed a proposal from an election service company to conduct the election. Board intends to use August monthly statement mailing to distribute Call for Candidates form, and requested an amended proposal to reflect this change. Election will be set to conclude at the January 23 2024 meeting.

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 via zoom. No additional fine will be issued at this time.
 - The board reviewed homeowner responses sent in regarding their CCR violations. Board approved suspension of fine for garbage cans given the circumstances.
 - 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 homeowner for unpaid CC&R violation fines.

Minutes Submitted by:

Rich Cardosi, C&C Property Mgt.