
**White Oak Townhomes Owners Association
Board of Directors Meeting**

**Regular Board Session Minutes
June 14th , 2017**

I. CALL BOARD MEETING TO ORDER: The June 14th, 2017 Regular Session of the White Oak Homeowners Board of Directors was called to order @6:35P.M.

II. Roll Call: Attendance: Directors Present:

President	Arlene Hermosillo
Vice President	Donna Daniel
Treasurer	Diane Runfola
Secretary	Robert Teigan
Director At Large	Resa Sitler

Also present: Carol Stephenson, Community Manager for Anchor Management

III. Pool Stucco Resurfacing Proposal from Aqua Creations/Kyle Jones Presentation

IV. Open Discussion For Homeowners @6:57 P.M.

Issues relating to:

Pool closure inquiries

Gardening (concerns relating to blowers)

Open Forum closed @7:07P.M.

V. Approval of Prior Meetings Minutes: On a motion by Diane Runfola, seconded by Resa Sitler, the Board of Directors approved the APRIL, 2017 Minutes. Arlene Hermosillo and Bob Teigan did not vote on this matter, as they were absent from the April 12th, 2017 BOD Meeting.

On a motion by Bob Teigan, seconded by Diane Runfola, the BOD approved the May, 2017 Minutes. Donna Daniel and Resa Sitler did not vote on this matter, as they were absent from the May 10th, 2017 BOD Meeting.

Re: Executive BOD Meeting Minutes for May 10th, 2017: On a motion by Bob Teigan, seconded by Diane Runfola, the BOD approved the Minutes. Donna Daniel and Resa Sitler did not vote on this matter, as they were absent from the May 10th, 2017 BOD Meeting.

VI. Treasurer's Report

April , 2017 Financial Statements: The monthly financial report was submitted to the Board. Specifics of the financials is available to homeowners upon a request to Anchor Management

The Board of Directors reviewed the association's bank reconciliations and reserve accounts in accordance with Title 6, Section 5500 of the California Civil Code.

- A. Aged Owner Balance Report as of May 31st, 2017: Reviewed
- B. Aged Owner Report: Reviewed
- C. CD 's Maturing: Diane Runfola handed Carol Stephenson/Anchor Management a package of checks relating to Money Market account transactions
- D. Lien Approval N/A
- E. ALS Report: N/A

VII. Committee Reports

- A. Architectural -N/A
- B. Landscape-N/A
- C. Pool- Discussion regarding current vendor terminating service with us.

VIII. Manager's Report

- A. Action Item/Site Walk REVIEWED
- B. Telephone Log: REVIEWED
- C. Annual Calendar: REVIEWED
- D. Work Orders: REVIEWED

IX. VIOLATIONS

- A. Courtesy Letters Written: Reviewed
- B. Fines Pending: N/A
- C. Fine Correspondence N/A

X. Board Action Item

- A. Pool Stucco Resurfacing Proposal: On a motion by Arlene Hermosillo, seconded by Donna Daniel, the BOD unanimously voted to approve the contract with AQUA CREATIONS. The BOD has agreed to pay through the Reserve Accounts \$9,973 for the resurfacing of the pool with fiberglass. Work will be scheduled for October/November, 2017.
- B. Landscaping Enhancement Proposal: On a motion by Arlene Hermosillo, seconded by Bob Teigan, the BOD unanimously approved a proposal from

New View Landscape for planting on Manet and Picasso Lanes. The contract for \$990.00 will be paid through the Operating Accounts.

- C. Pool Vendor Proposal: On a motion by Donna Daniel, seconded by Resa Sitler, the BOD unanimously approved our new pool maintenance vendor, POOL SCIENCE. Carol Stephenson of Anchor Management will advise them of our decision on Thursday, June 15, 2017.
- D. Pool Furniture: On a motion by Arlene Hermosillo, seconded by Donna Daniel, the BOD unanimously agreed to the purchasing of 4 chaise lounge chairs for the pool area. Arlene Hermosillo will shop to secure these.

XI. NEXT MEETING on July 12th, 2017. Festivities to begin @6:30P.M. in Community Room.

XII. ADJOURNMENT: @7:40P.M.

Respectfully submitted by Secretary, Robert Teigan



Board Member



Date