

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

**Regular Board Session Minutes
January 10th, 2018**

I. CALL BOARD MEETING TO ORDER: The January 10th, 2018 Regular Session of the White Oak Homeowners Board of Directors was called to order @6:31P.M. by President Arlene Hermosillo

II. Roll Call: Attendance: Directors Present:

President	Arlene Hermosillo
Vice President	Donna Daniel
Treasurer	Diane Runfola/Absent
Secretary	Robert Teigan

Also absent: Carol Stephenson, Community Manager for Anchor Management

III. Open Discussion For Homeowners @6:32 P.M.

Issues relating to:

Landscaping

Outside Lighting

Reserve Parking

Solar pool wire observed

Wash Basin cleaning questions

Rain gutter cover replacement requested by homeowner

Open Discussion Closed @6:39P.M.

IV. Approval of Prior Meetings Minutes: On a motion by Arlene Hermosillo, seconded by Bob Teigan, the Board of Directors unanimously voted to approve the November 20th, 2017 Minutes.

V. Treasurer's Report

A. The November, 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 : Not available at meeting time**
- B. **Aged Owner Report: Not available at meeting time**
- C. **Lien Approval N/A**
- D. **ALS Report: N/A**

I. Committee Reports

- A. **Architectural –On a motion by Bob Teigan, and seconded by Donna Daniel, the BOD voted to approve (Arlene Hermosillo abstained) the installation of a satellite dish at 2474 Manet Lane.**

Re: Unit 5, the BOD reviewed a request of replacement windows, but deferred an approval vote pending the completion of proper paperwork.

- B. **Landscape-N/A**
- C. **Pool—On a motion by Donna Daniel, seconded by Arlene Hermosillo, the BOD voted unanimously to accept the return of Dennert Pool Service, replacing Karl Lucht Pool Service.**

I. Manager’s Report

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

I. VIOLATIONS

- A. **Courtesy Letters Written: Reviewed**
- B. **Fines Pending: Re: Unit #52, on a motion by Bob Teigan, seconded by Donna Daniel, the BOD approved an additional fine of \$100, for continued violations of street parking rules.
Unit #22, on a motion by Arlene Hermosillo, seconded by Bob Teigan, the BOD unanimously approved a fine of \$25 for resident Guest Parking violations**
- C. **Fine Correspondence N/A**

I. Board Action Item

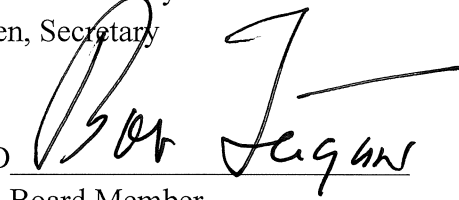
- A. **Solar System Policy Proposal: The BOD reviewed the proposal from our attorney in the development of solar system placement on roofs in the complex. We will have notification of the new policy mailed to all homeowners for their edification.**
- B. **Oak Tree “Cabling” The BOD approved on a motion by Bob Teigan, seconded by Donna Daniel to contract with a company to “cable” the Oak Tree on Oldenberg Way. Payment will be issued upon receipt of quotation received.**

II. NEXT MEETING on March 10th 2018. Festivities to begin @6:30P.M. in Community Room

III. ADJOURNMENT: @7:32P.M.

Respectfully submitted by
Robert Teigen, Secretary

APPROVED



Board Member

3-14-18

Date