

MINUTES
GENERAL SESSION
BOARD OF DIRECTORS MEETING
WOODFIELD COMMUNITY ASSOCIATION
A California Nonprofit Corporation

JULY 15, 2019

Notice of Meeting

In accordance with Civil Code §4920, notice of the meeting and the agenda was posted at the clubhouse bulletin board at least four (4) days prior to the General Session of the Board of Directors of Woodfield Community Association held on the above date at the onsite community clubhouse, Placentia, California.

Roll Call

A quorum of the Board (Five Directors per Bylaws) was established with the following Directors in attendance:

Directors Present: Javier Lopez, Vice President
 Shelli Sheppler, Secretary
 Ryan Griffin, Treasurer
 Jasmine Muolo, Member at Large

Directors Absent: Michael Beaver, President

Others Present: Jeff Weber, CMCA®, Optimum Professional Property Management, Inc.

Executive Session Disclosure

In accordance with Civil Code §4935(e), notification is hereby provided of an Executive Session of the Board of Directors held prior to this meeting on July 15, 2019 from 6:50 p.m. to 7:15 p.m. for the following items:

- Delinquencies: A/R Aging Report 06/30/19, Attorney Status Reports
- Member Discipline: Property Maintenance (2)
- Minutes: Executive Session 06/17/19

Call to Order General Session

Vice President and Presiding Chair, Javier Lopez called the General Session of the Board of Directors to order following Executive Session at 7:15 p.m.

Homeowner Open Forum

In accordance with State Statute, the homeowners present were given an opportunity to address the Board of Directors. The following item was presented:

- Property Maintenance – Multi Court Lock Mechanism and Basketball Hoop Warranty

Secretary's Report / Minutes

A motion was made, seconded and unanimously carried to APPROVE the Minutes of the June 17, 2019 General Session of the Board of Directors as written.

Treasurer's Report / Financials

A motion was made, seconded and unanimously carried to ACCEPT the financial statements and reconciled bank statements for period(s) ending 06/30/19 as presented, subject to audit/review at fiscal year-end by CPA.

Optimum Professional Property Management Invoice

The Board reviewed the July 2019 invoice for Management. No action required.

'Draft' Reserve Study FY 01/01/20 to 12/31/20

A motion was made, seconded and unanimously carried to TABLE approving the 'draft' reserve study onsite by Foresight Financial Services until the August board meeting pending receipt of the 'draft' reserve study.

Delinquencies: Approval to Record Lien

A motion was made, seconded and unanimously carried to DENY recording a lien in accordance with the Association's adopted Delinquent Assessment Collection Policy and California Civil Code on property identified as APN #933-44-129 since the account has been paid in full.

CPR Construction Revised Curb Replacement Proposals – 2437 Chinook Dr

A motion was made, seconded and unanimously carried to APPROVE the revised proposal from CPR Construction dated 06/06/19 to replace not to exceed 60' section of curb to prevent standing water at 2437 Chinook Dr not to exceed \$3,100.00 to be paid from Reserves G/L #3300 (Contingency).

Community BBQ – Scheduled for July 27th

The Board discussed details of the upcoming Community BBQ on July 27, 2019. Furthermore, a motion was made, seconded and unanimously carried to APPROVE the proposal from Gerardo Ramirez to provide a Taco cart and Hibiscus iced tea and Horchata for the community BBQ in the amount of \$500.00 to be paid from Operating G/L #8499 (Misc. Administration).

New Business – Mercury Insurance Settlement – Date of Loss 12/5/18

The Board reviewed the settlement offer from Mercury Insurance. A motion was made, seconded and unanimously carried to ACCEPT the settlement offer in the amount of \$7,403.26 from Mercury Insurance for the property claim filed against Jose Leo Navarro for damage to the common area.

Next Meeting

NOTE: Board of Directors meetings are held monthly except no meeting is held in December. The Annual Membership Meeting and Election is held on the 3rd Monday in March at 8:00 p.m.

The next meeting of the Board of Directors is scheduled for Monday, August 19, 2019 at 6:30 p.m. Executive Session and 7:00 p.m. General Session at the community clubhouse, Placentia, California.

Adjourn General Session

There being no further business to come before the Board of Directors in General Session, a motion was made, seconded and unanimously carried to ADJOURN at 8:30 p.m.

SECRETARY'S CERTIFICATE

I, *Jelli Supple*, Secretary of Woodfield Community Association appointed and certified does hereby certify that the foregoing is a true and correct copy of the Minutes of the General Session of the Board of Directors held on the above date as approved by the Board of Directors of Woodfield Community Association.

ATTEST:

Jelli Supple
Appointed Secretary

8/19/2019
Dated