

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

AUGUST 19, 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 two (2) days prior to the Executive 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: Michael Beaver, President
 Javier Lopez, Vice President
 Shelli Sheppler, Secretary
 Jasmine Muolo, Member at Large

Directors Absent: Ryan Griffin, Treasurer

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

Call to Order Executive Session

President and Presiding Chair, Michael Beaver called the Executive Session of the Board of Directors to order at 6:40 p.m.

Delinquencies: A/R Aging and Reconciliation Reports

The Board reviewed the A/R Aging and Reconciliation Reports for period ending 07/31/19. No action required.

Delinquencies: Collection Attorney Status Reports

The Board reviewed the status reports for delinquent accounts from collection attorney, Pamela Abbott Moore. No action required.

Delinquencies: Interim Payment From Collection Attorney - Account #O922-00070-1

The Board reviewed correspondence from collection attorney, Law Offices of Pamela Abbott Moore, dated 07/26/19 regarding interim payment made for Account # O922-00070-1 for property located at 2490 Bow Cir (Taylor) in the amount of \$550.00 with a remaining balance due of \$930.08. No action required.

Hearing: Property Maintenance – Wood Repairs – 2400 Allegheny (Spaulding)

Owner was not present. A motion was made, seconded and unanimously carried to APPROVE the following Ruling: Fine of \$250.00 will be assessed to the owner's account of 2400 Allegheny (Spaulding) for failure to comply with the governing documents by not completing the wood repairs of the cross beam, chimney fascia, wood siding and patio cover. Another hearing in Executive Session is scheduled for September 16, 2019 at 6:30 p.m. with a possible fine of \$250.00.

Hearing: Property Maintenance – Wood Repairs – 2490 Bow Cir (Taylor)

Owner was not present. A motion was made, seconded and unanimously carried to APPROVE the following Ruling: No further action will be taken at this time since the wood repairs at 2490 Bow Cir (Taylor) have been replaced as requested.

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Furthermore, a motion was made, seconded and unanimously carried to APPROVE to waive the fine of \$100.00 assessed to the account of the owner of 2490 Bow Cir (Taylor) on 07/25/19 for non-compliance of the governing documents for wood replacement / repairs since the violation has been corrected.

Minutes: Executive Session

A motion was made, seconded and unanimously carried to APPROVE the Minutes of the July 15, 2019 Executive Session of the Board of Directors as written.

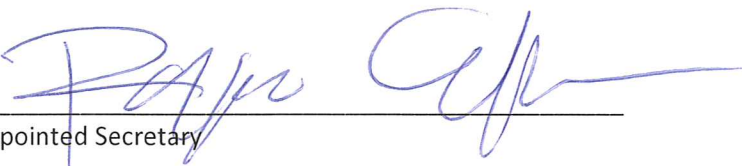
Adjourn Executive Session

There being no further business to come before the Board of Directors in Executive Session, a motion was made, seconded and unanimously carried to ADJOURN at 7:00 p.m. to General Session.

SECRETARY'S CERTIFICATE

I, RYAN GRIFFIN, duly Appointed and Acting Secretary of Woodfield Community Association, do hereby certify that the foregoing is a true and correct copy of the Minutes of the EXECUTIVE SESSION of the Board of Directors held on the above date as approved by the Board of Directors of Woodfield Community Association.

ATTEST:


Appointed Secretary

9-16-19
Dated