

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

FEBRUARY 22, 2016

Notice of Meeting

In accordance with Civil Code §4920, notice of the meeting and the agenda was posted on 02/16/16 at the clubhouse bulletin board for 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: Michael Beaver, President
Lori Aicard, Vice President
Shelli Sheppler, Secretary
Ryan Griffin, Member at Large

Directors Absent: Jim Norton, Treasurer

Others Present: Morgan Winegar, Senior CCAM[®], Optimum Professional Property Mgmt. (ACMF[®])
Jeff Weber, CCAM[®], Optimum Professional Property Management (ACMF[®])

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 February 22, 2016 from 6:34 p.m. to 6:55 p.m. for the following items:

- Delinquencies: A/R Aging and A/R Reconciliation Reports 01/31/16 and Delinquent Status Reports from Pamela Abbott Moore
- Legal: Mailbox Replacement Ballot
- Hearing: Trash Can Storage, Suspension of Privileges and Property Maintenance
- Minutes: Executive Session 01/25/16

Call to Order General Session

President and Presiding Chair, Michael Beaver, called the General Session of the Board of Directors to order following Executive Session at 7:00 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 items were presented:

- Property Maintenance - Lighting
- CC&R Amendment Ballot

Architectural Committee

Architectural Committee was not present, therefore no report was given. Report will only be given when action is taken.

Secretary's Report / Minutes

A motion was made, seconded and unanimously carried to APPROVE the Minutes of the January 25, 2016 General Session of the Board of Directors as written.

A motion was made, seconded and unanimously carried to APPROVE the January 25, 2016 Notice of Special Membership Meeting to Amend CC&Rs Adjourned to February 22, 2016 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 01/31/16 as presented, subject to audit/review at fiscal year-end by CPA.

Optimum Professional Property Management Invoice – February

The Board reviewed the February invoice for Management. No action required.

Pool Patio Furniture Proposals (3)

The Board reviewed three (3) proposals for community pool patio furniture. A motion was made, seconded and unanimously carried to APPROVE the proposal from Elite Ideas dated 02/29/16 for community pool patio furniture to include twelve (12) chaise lounges, twenty eight (28) chairs, seven (7) umbrellas, six (6) umbrella bases and six (6) dining umbrella tables for \$14,313.74 to be paid from Reserves G/L #3140 (Pool/Spa).

Clubhouse/Pool Restroom Renovation Proposals

The Board reviewed two (2) proposals to renovate the clubhouse and pool restrooms. A motion was made, seconded and unanimously carried to TABLE the proposals to renovate the clubhouse and pool restrooms until the April board meeting pending Management contacting a third party consultant to provide bid specifications.

Approve Dates to Turn Pool Heat ON and OFF for 2016

A motion was made, seconded and unanimously carried to APPROVE the pool heat turned on March 25, 2016 and the pool heat turned off on October 31, 2016.

CC&R Amendment Ballot – Mailbox Replacement and Maintenance

The Inspector of Election, Stacy Cook, appointed by the Board of Directors on 02/22/16, verified and announced that quorum was achieved as 82 ballots were required and 123 ballots were received. The Inspector counted the ballots to amend the Association's CC&Rs to allow the Association to replace the varied mailboxes throughout the community with uniform mailboxes, which would be purchased and, thereafter, maintained by the Association (rather than each individual owner) and certified the following results:

IN FAVOR:	105
OPPOSED:	17
Quorum Purposes Only:	1

The CC&R Amendment FAILED as 109 ballots in favor of the Amendment were needed to approve the Amendment.

A motion was made, seconded and unanimously carried to APPROVE for the Association's legal counsel, Dirk Petchul to prepare and file an appeal to the court.

ITEMS NEEDING IMMEDIATE ACTION

Civil Code §4930(d) states that the board may take action on any item of business not appearing on the agenda posted and distributed pursuant to subdivision (a) of Section 4920 with certain conditions.

Therefore, a motion was made, seconded and unanimously carried to APPROVE review of the following items not previously identified on the Agenda as they require immediate action and the Board advised the membership of such:

1. Board Member Request for Reimbursement – Ladies Tea

A motion was made, seconded and unanimously carried to APPROVE the request from Board Secretary, Shelli Sheppler, for reimbursement from the Association for supplies for the Woodfield Ladies Tea Party to be held on Saturday, March 12, 2016 in the amount of \$116.13 to be paid from Operating G/L #8495 (Operating Contingency).

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, April 18, 2016 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 8:00 p.m.

SECRETARY'S CERTIFICATE

I, Shelli Sheppler, 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:


Appointed Secretary

3/22/16
Dated