

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

AUGUST 17, 2016

Notice of Meeting

In accordance with Civil Code §4920, notice of the meeting and the agenda was posted on 08/12/16 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
Javier Lopez, Vice President
Shelli Sheppler, Secretary
Ryan Griffin, Treasurer
Will Love, Member at Large

Directors Absent: None

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

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 August 17, 2016 from 6:30 p.m. to 7:00 p.m. for the following items:

- Delinquencies: A/R Aging Report 07/31/16, Delinquent Status Reports from Pamela Abbott Moore and Interim Payment Notification
- Legal: Mailbox Replacement Petition
- Hearing: Suspension of Privileges and Trash Can Storage
- Minutes: Executive Session 07/20/16

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:

- Paint Colors
- Landscape in Front of Homes
- Stump Grinding
- Bathroom Remodel
- Termite Inspection and Repairs

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 July 20, 2016 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 07/31/16 as presented, subject to audit/review at fiscal year-end by CPA.

Optimum Professional Property Management Invoice – August 2016

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

Taylor Tennis Courts Proposal & Recommendations - Re-Surfacing

A motion was made, seconded and unanimously carried to APPROVE the proposal from Taylor Tennis Courts, Inc. dated 05/18/16 to re-surface the tennis courts and convert a tennis court into a multi-use court for basketball with adjustable Goalrilla hoops and soccer for \$23,920.00 to be paid from Reserves G/L #3200 (Tennis Courts). Management is directed to obtain a legal opinion from the Association's legal counsel, Dirk Petchul with Berding | Weil, on the impact of the conversion of one of the tennis courts to the multi-use court to Woodfield residents and the neighboring community.

Opposed: Shepler

MCC Construction Proposal ~ Remove Rusted Steel Drainage Channels

A motion was made, seconded and unanimously carried to TABLE INDEFINITELY the proposal from MCC Construction dated 07/20/16 to remove rusted steel drainage channels throughout community and infill with concrete for \$5,400.00 since this project will be combined with a future concrete grinding and concrete replacement project.

Concrete Hazard Solutions Proposal – Remove Wood Board Joints & Drainage Channels, Trip Hazards

A motion was made, seconded and unanimously carried to APPROVE the proposal from Concrete Hazard Solutions dated 07/29/16 to repair the wood board joints and concrete grind the community sidewalks for \$11,190.00 to be paid from Operating G/L #76145 (Common Area Repairs).

Concrete Hazard Solutions Proposal – Concrete Sidewalk Replacement

A motion was made, seconded and unanimously carried to TABLE the proposal from Concrete Hazard Solutions dated 07/29/16 to replace the sidewalk corners to elevate the severely sunken curbs to prevent trip hazards at corners of Chinook and Blue Ridge for \$8,080.00 to the September board meeting pending a legal opinion from the Association's legal counsel, Dirk Petchul with Berding | Weil, on the liability of the Association to prevent a trip hazard on city sidewalks.

OCBS Proposal – Post Replacement at 230 Chinook

A motion was made, seconded and unanimously carried to APPROVE the proposal from OCBS dated 07/25/16 to replace dry rotted post at 230 Chinook for \$1,167.00 to be paid from Operating G/L #76145 (Common Area Repairs) since the damage was caused by direct contact by the Association's sprinklers.

OCBS Proposal – Concrete Repairs – 213 Chinook Dr

A motion was made, seconded and unanimously carried to TABLE INDEFINITELY the proposal from OCBS dated 07/29/16 for concrete repairs at 213 Chinook for \$10,818.00 since the driveway and patio are homeowner responsibility and the cause of the damage has not been determined to be Association responsibility.

Purified Pool Water Proposal - Purify Pool Water

A motion was made, seconded and unanimously carried to TABLE INDEFINITELY the proposal from Purified Pool Water dated 07/26/16 to filter and purify the community pool's water for \$1,895.00 since it is less expensive to drain the pool when it becomes necessary to replace the pool water.

Clubhouse/Pool Bathroom Renovation Proposals (3)

The Board reviewed three (3) proposals to remodel the clubhouse/pool bathrooms. A motion was made, seconded and unanimously carried to APPROVE the proposal from JOTS Construction dated 08/09/16 to remodel the clubhouse/pool bathrooms, shower and BBQ area for \$35,000.00 to be paid from Reserves G/L #3164 (Clubhouse).

O'Connell Landscape Proposals – Pocket Planters

A motion was made, seconded and unanimously carried to TABLE the proposals from O'Connell Landscape to replace the plant material in the pocket planters to the September board meeting pending further discussion.

Horizon Lighting Proposals (3) – Community-wide Lighting Fixture Replacement

A motion was made, seconded and unanimously carried to TABLE the three (3) proposals from Horizon Lighting dated 07/14/16 for community-wide lighting fixture replacement to the September board meeting pending Management obtaining sample lighting fixtures and a link to a website to review additional lighting fixture options.

Exclusive Use Common Area - Assembly Bill 968 and Civil Code 4775 Effective 01/01/17

Management advised the Board that Assembly Bill 968 will amend Civil Code §4775 and has the potential to significantly alter association repair and replacement responsibilities starting January 1, 2017 for associations with exclusive use common areas. As currently written, Civil Code §4775 provides that unless otherwise provided in an association's CC&Rs, an association is responsible for maintaining, repairing and replacing the common area, except for exclusive use common area, and the owners are responsible for maintaining their own separate interests as well as any exclusive use common area appurtenant to their separate interests. The current language of section 4775 resulted in confusion regarding what constitutes exclusive use common area within an association and who is supposed to repair and replace it. However, it may also alter an association's maintenance and repair obligations unless its CC&Rs are amended prior to January 1, 2017. Management recommends obtaining a legal opinion on how this new law specifically impacts the Association. If the documents are silent with regard to repair and replacement of Exclusive Use Common Area they have 2 options: 1) amend CC&Rs for owners to be responsible for or 2) the responsibility to repair and place EUCA will be the associations and they must now budget and reserve for these items.

A motion was made, seconded and unanimously carried to APPROVE obtaining a legal opinion from the Association's legal counsel, Dirk Petchul with Berding | Weil, on the potential impact of Assembly Bill 968 for maintenance responsibilities.

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, September 19, 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 9:15 p.m.

SECRETARY'S CERTIFICATE

I, Shelli Steppler, 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

Dated 9/19/16