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OUR BRANDNEW BUILDING ON WEYMOUTH!

**WW Board
Update
September
23, 2021**

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Wildwood HOA
Board Meeting Agenda
September 23, 2021

Call to order: Time:

Attendees:

Open forum Rules

During open forum, each attendee may address the board for up to 3 minutes. A director or manager may briefly respond to statements made or questions posed.

Speakers must observe rules of decorum and not engage in obscene gestures, shouting, profanity, or other disruptive behavior. If a speaker is in the middle of a sentence when time is called, he/she may finish their thought before sitting down. The time guidelines ensure that others have an opportunity to speak. Speakers may not allot their time to others. All persons must follow Meeting Rules "Roberts Rules".

- Approval of minutes

M
S
C

- Treasurer's report*

M
S
C

- Manager's report**

M
S
C

- Liens

M
S
C

- Adjournment of open meeting



**Board Meeting Minutes
April 22, 2021
Meeting Time: 7:00 P.M**

In attendance via 'Zoom' was, Clydean, Diana, Fred, Lisa, Patrick, Ronald

Absent: n/a

Time the open meeting started; 07:08 p.m.

*Approval of minutes

Board resolved to approve the Oct 2020 minutes.

M - P
S - D
C - A

Acceptance of the Financial report –

Board resolved to accept the financials as presented.

M - P
S - F
C – A

The Board resolved to install Flock Safety Camera's at the Creeks Edge entrance gate.

M - P
S - F
C - A

**Acceptance of the Manager's report

Board resolved to accept the Managers report as presented

M - P
S - F
C – A

Liens – None

Meeting adjourned at 8:30 p.m.

* to view this report please make a request in writing.

** to view a redacted version of this report, please make a request in writing.

KEY:

**M= MOTION
S= SECOND
C= CARRIED
A=All**



**Board Meeting Minutes
July 20, 2021
Meeting Time: 7:00 P.M**

Absent: Fred, Ronald, Clydean

Meeting started at 7:00 pm via ZOOM.

Present: Diana Pop - HOA member, Patrick Bohner -HOA member, Lisa Lindsay -HOA manager,

Quorum not met. Meeting ended at approximately 7:16pm.

Secretary,

Diana Pop



**Board Meeting Minutes
May 25, 2021
Meeting Time: 7:00 P.M**

In attendance via 'Zoom' was, Clydean, Diana, Fred, Lisa, Patrick, Ronald

Absent: n/a

Time the open meeting started; 07:10 p.m.

***Approval of minutes**

Board resolved to approve the March 2021 minutes.

M - P

S - D

C - A

Acceptance of the Financial report –

Board resolved to accept the financials as presented.

M - P

S - F

C – A

****Acceptance of the Manager's report**

Board resolved to accept the Managers report as presented

M - P

S - F

C – A

Liens – None

Meeting adjourned at 8:30 p.m.

* to view this report please make a request in writing.

** to view a redacted version of this report, please make a request in writing.

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Items shared by Franklin Villa Units:

#1 which is Morrison Creek Estates HOA and **#5** which is Wildwood HOA

Camera configuration
Camera internet billing
Gate billing
Door King
Office Depot
Home Depot
CED Electrical used to acquire electrical components and courtesy lighting.

NUMBER OF VISITORS TO THE SITE OFFICE IN: APR - **20**

NUMBER OF INTERACTIONS WITH LAW ENFORCEMENT: **3**

THE MORETORIUM IS LIFTED, BELOW ARE IMMEDIATE FORECLOSURES:

	049-0310-049-0000	3880
	049-0320-008-0000	6440
	049-0350-015-0000	12850.00
	049-0310-025-0000	12190.00
	049-0310-003-0000	3860.00
	049-0310-010-0000	5320.00
TRUSTEE SALE SET	049-0310-048-0000	19420.00
	049-0320-017-0000	12570.00
	049-0310-047-0000	2520.00
	049-0320-050-0000	2075.33
	049-0330-013-0000	5012.00
	049-0320-018-0000	2758.00
	049-0320-019-0000	2325.00
	049-0320-010-0000	4090.00
	049-0310-037-0000	3610.00
	049-0330-058-0000	22065.53
		120,985.86

DIRECTORS CONTACT AND TERM INFO

DIRECTORS NAME	EMAIL	PHONE	TERM ENDING
DIANA POP	BOARDMEMBERS@LISAFRANCHOA.COM	916.821.7796	2022
PATRICK BOHNER	BOARDMEMBERS@LISAFRANCHOA.COM	916.821.7796	2021
RONALD YOUNG	BOARDMEMBERS@LISAFRANCHOA.COM	916.821.7796	2023
FRED DOZSA	BOARDMEMBERS@LISAFRANCHOA.COM	916.821.7796	2022
CLYDEAN POWELL	BOARDMEMBERS@LISAFRANCHOA.COM	916.821.7796	2023

PROJECTS:

TREES

CUT A 3.5 STORY REDWOOD WHOSE ROOTS AND BRANCHES WERE IMPACTING THE UNIT AT BR4101

CUTTING 2 REDWOODS NEXT TO 4071 WEYMOUTH THAT COST THE ASSOCIATION **3000.00** IN REIMBURSEMENTS TO THE OWNER FOR PLUMBING DAMAGE FROM THE ROOTS.

FRONT DOOR ROOFS

REPAIRED OR REPLACED 15 TO DATE

DRYROT/PAINT

RESTORING 4071- 4077 WEYMOUTH COMPLETED NEW WOOD AND PAINT

RESTORING 4121- 4133 BROOKFIELD PUSHED TO OCT

RESTORED THE REAR OF 4123

COMPLETED REPAIR AND REFINISH ON 9184 LINEAR FEET OF COMMON AREA FENCING

CAMERAS

VERY EXCITED TO ANNOUNCE WIRELESS TRANSMISSION OF INTERNET THUS ALLOWING SOME COMCAST ACCOUNTS TO BE CLOSED. THERE ARE 26 COMCAST ACCOUNTS BETWEEN MCE AND WW. THE GOAL IS TO CLOSE ALL BUT 10 ACCOUNTS BY THIS TIME NEXT YEAR!

LANDSCAPE

DROUGHT PROOFING 4077 – 4085 SAVANNAH

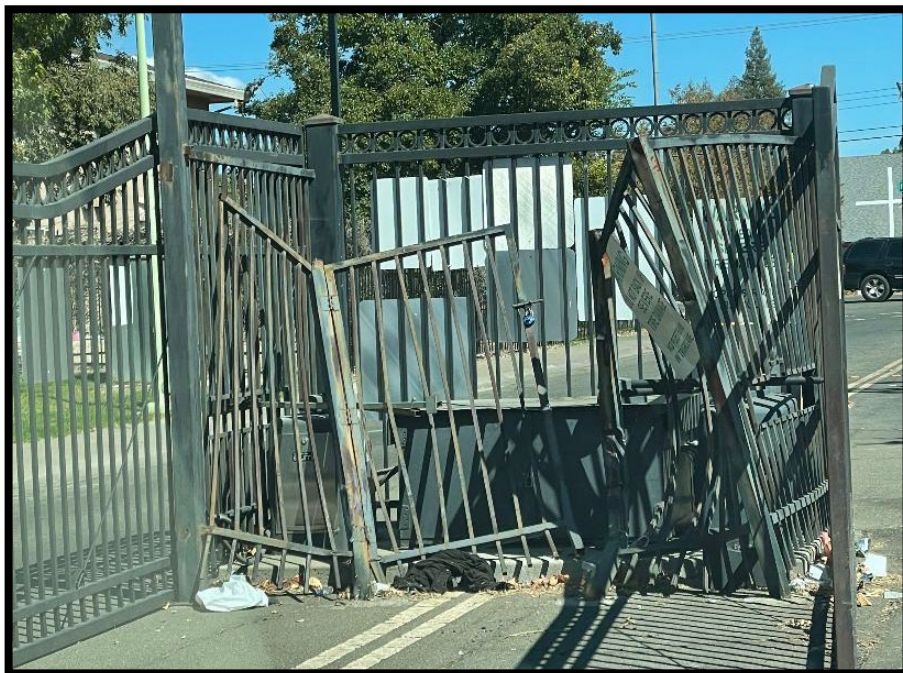
ADDING RUBBER BARK IN FLOWER BEDS AND PLANTING HOSTAS AND SUCCULANTS

NEW LANDSCAPE/MAINTENANCE COMPANY ONBOARD

DIGGING UP OLD GRASS AND ADDING TOPSOIL TIL SPRING IN SOME OF THE COMMON AREA'S

LIGHTING

ADDED OR REPLACED 26 COURTESY LIGHTS



AN INDIVIDUAL RAM THE GATE ON CREEKSEDGE. IF ANY PORTION OF THE GATE WAS SALVAGABLE, ITS ALL GONE NOW.

IN REVIEWING THE GATE PROPOSAL, VENDORS QUOTED A COMPLETE BUILDING.

USING THE ASSOCIATIONS GATE CAMERA'S, FLOCK SAFETY CAMERA'S, AND SAC PD'S POD CAMERAS TO FIND THIS PERSON IS TIME CONSUMMING BUT WE ARE DETERMINED TO SOLVE THIS MYSTERY.

OF COURSE, NO ONE SAW ANYTHING....



COMMUNITY NEWS

The newly renovated **SAFE Credit Union Performing Arts Center** opens Sept. 15 with the Sacramento premiere of **"Hamilton"**, which runs through Oct. 10.

"We are thrilled to host 'Hamilton' as our first performance at the SAFE Credit Union Performing Arts Center," said the City's project manager, "Thank you to our amazing City, architect and construction team for working around the clock to bring this project to life."

Here's what you need to know about the project and the building.

ABOUT THE PROJECT

The City of Sacramento since 2017 has been working to renovate and expand the Community Center Theater (renamed SAFE Credit Union Performing Arts Center), the Sacramento Convention Center (renamed SAFE Credit Union Convention Center) and the Memorial Auditorium.

The three buildings make up the SAFE Credit Union Convention and Performing Arts District, collectively called the C3 Project during construction.

The SAFE Credit Union Performing Arts Center began its renovation in June 2019. Construction is substantially complete, and the first performance (Hamilton) will be held Sept. 15.

The SAFE Credit Union Convention Center began its renovation/expansion in December 2018. Construction is substantially complete, and the first convention was held Sept. 3-5, 2021. The renovated Memorial Auditorium reopened in May 2019.

ABOUT THE SAFE CREDIT UNION CONVENTION CENTER

Total Performing Arts Center project cost: Approximately \$120 million

Funding: City Council in 2018 unanimously approved \$350 million in bonds to finance the renovation / expansion of the three buildings. The bonds are repaid by the "transient occupancy tax," or TOT. This is a 12 percent tax on hotel-room and short-term rental stays used for tourism-related projects. In addition, local hotels agreed to pay for the construction of the Convention Centers' new \$50 million ballroom.

CORPORATION ELECTED TO THE BOARD

QUESTION: Our HOA has several members that operate commercial vineyards on their lots. Employees of two of these corporations hold board seats, even though they are not owners or members. Is this allowed under Davis-Stirling? -Kathleen C.

RESPONSE: Yes it is. Mitt Romney, in his 2011 presidential run against Barack Obama, correctly pointed out that corporations are people too. What he neglected to say is that they are not natural persons. Instead, they are "legal" persons. As such, corporations have most of the rights and privileges that natural persons have, such as owning property, entering into contracts, belonging to organizations, etc.

Person Defined. The Davis Stirling Act defines "person" as a natural person, corporation, government or governmental subdivision or agency, business trust, estate, trust, partnership, limited liability company, association, or other entity. ([Civil Code §4170.](#)) I suspect most homeowners don't know that their association is a person.

Spokesman Required. If a corporation owns property in a common interest development, it automatically becomes a member of the association, meaning it can vote and serve on the board of directors. A corporation, however, needs a natural person to speak for it, just as associations rely on boards of directors to speak for them. That means a corporation can appoint someone to attend meetings on its behalf and even serve on the board of directors.

RECOMMENDATION: We include language addressing the rights of entities such as corporations, companies, partnerships, and trusts when we restate an association's governing documents. Boards should consider doing the same when it comes time to restate their bylaws.

