



THE NEWLY PAINTED POOL DECK!

**WW
Board
Update
May
25,
2021**

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SHARED BY WW AND MCE HOA'S, &
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Wildwood HOA
Board Meeting Agenda
May 25, 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

WILDWOOD
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

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

ONCE THE MORETORIUM IS LIFTED, BELOW ARE IMMEDIATE FORECLOSURES:

WE4085	049-0310-049-0000	3880
WE4110	049-0320-008-0000	6440
CE74	049-0350-015-0000	12850.00
SA4078	049-0310-025-0000	12190.00
WE4056	049-0310-003-0000	3860.00
WE4068	049-0310-010-0000	5320.00
WE4094	049-0310-048-0000	19420.00
BR4109	049-0320-017-0000	12570.00
WE4087	049-0310-047-0000	2520.00
WE4095	049-0320-050-0000	2075.33
BR4193	049-0330-013-0000	5012.00
BR4111	049-0320-018-0000	2758.00
BR4113	049-0320-019-0000	2325.00
WE4106	049-0320-010-0000	4090.00
WE4083	049-0310-037-0000	3610.00
BR4169	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

Missing something

Yahoo/Inbox

From: Lisa Lindsay <lweymouth@yahoo.com>
Sent: Wednesday, May 19, 2021 2:40 PM
To: Dave Peletta <DPeletta@pd.cityofsacramento.org>; Adam Green <AGreen@pd.cityofsacramento.org>
Subject: Missing something

I have received my Sac PD.
"Uniform"
Note pads.
Pen
Lanyard
ID card
Coffee Mug
Where's my pension check?

LOL

Dave Peletta <dpeletta@pd.cityofsacramento.org>

To: Lisa Lindsay, Adam Green Wed, May 19 at 2:41 PM

I'm blowing that photo up for my office! Nicely done Lis 😊



Dave Peletta is our Deputy Police Chief and Adam Green is our south Command Captain!

PROJECTS:

FLOCK SAFETY'S ALPR CAMERA SYSTEM SUCESSFULLY INSTALLED ON CREEKSEDGE



PROJECTS:

POOL

PAINTED THE DECK AND PURCHASED A NEW SHOWER

TREES

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

FRONT DOOR ROOFS

REPAIRED OR REPLACED 15 TO DATE

DRYROT/PAINT

RESTORING 4071- 4077 WEYMOUTH BEGINNING NEXT WEEK

RESTORING 4102 – 4116 BROOKFIELD THE 1ST WEEK OF JULY

RESTORED THE REAR OF 4123

CAMERAS

WW OFFICE 10 REPLACED

WW GATE 4 REPLACED

MAILBOX 4 ADDED

WE4092 2 REPLACED

CAMERAS WILL BE ADDED IN FRONT OF 4101 – 4119 BROOKFIELD

LANDSCAPE

DROUGHT PROOFING 4077 – 4085

LIGHTING

ADDED OR REPLACED 40 COURTESY LIGHTS

REPLACED SEVERAL SENSORS

Should a covid-card be required to Swim In the Association's Pool?

More than 97% of community associations have a [pool](#), according to a recent CAI survey. With summer fast approaching, homeowners association boards and residents are wondering if pools can open in light of the [COVID-19](#) pandemic.

Nearly 40% of community pools didn't open in 2020 because of COVID-19 concerns, according to the survey of nearly 1,000 CAI members. An overwhelming 60% cited fear of exposure to legal liability as the main reason for keeping the pool closed for the entire summer.

Opening a pool during the pandemic is no simple task. Every community is different, and each board must make the decision to open based on whether it has the resources to comply with guidelines from the Centers for Disease Control and Prevention, state mandates, and local health orders, says Matt D. Ober, partner at Richardson|Ober|DeNichilo in Pasadena, Calif., and a fellow in CAI's College of Community Association Lawyers (CCAL).

In addition, an association board must evaluate whether it has the funds for signage, paying staff to serve as pool monitors, and for frequent cleaning and disinfecting to safely open the community pool, notes Ober.

More than half of respondents say pools will open as scheduled this summer with new practices and protocols to operate safely. Roughly 70% will require residents to socially distance in the pool and the surrounding area, 68% will display signage warning of the risks of COVID-19 transmission, and 64% say they will enforce limited capacity for pool use.

As of April 27, the [CDC's updated guidelines](#) for fully vaccinated Americans note that people who have received their required doses can participate in outdoor activities without wearing a face covering, except if they are in a crowded area or venue. Face masks are still recommended to be worn in indoor shared spaces.

Will associations ask for residents to provide proof of having been vaccinated against COVID-19 before they use the pool or common areas this summer?

An overwhelming majority of those surveyed say they will not require COVID-19 vaccines to use the pool. Only 3% say they will require employees and contractors working in the association to be vaccinated.

There are several concerns about requiring that a resident disclose they were vaccinated because of their right to privacy in not having their medical history made public or disclosed to third parties, according to Ober. Although HIPAA laws do not apply to private entities such as community associations, expectations of privacy and confidentiality must be considered.

CYA FOR OPENING THE POOL

- Stay at least 6 feet away, both in and out of the water, from people you don't live with.
- Wear a mask when you are not in the water.
- Wash your hands often and don't share items with people you don't live with.

On This Page

- [Before you go](#)
- [Use social distancing in and out of the water](#)
- [Wear a mask](#)
- [Wash hands often and avoid sharing items](#)

The places we visit to swim, play, and relax in water include beaches — swim areas in oceans, lakes, and other natural bodies of water — and pools, water playgrounds, and hot tubs. There is no evidence that SARS-CoV-2, the virus that causes COVID-19, can spread to people through water in these places.

In or out of the water, stay at least 6 feet away from people you don't live with

The virus is thought to spread mostly person-to-person, by respiratory droplets released when an infected person coughs, sneezes, or talks. These droplets can land in the mouths or noses of people who are nearby or possibly be

inhaled into the lungs. The virus might also spread to hands from a contaminated surface and then to the nose, mouth, or possibly eyes. Infected people can spread the virus whether or not they have symptoms.

Fortunately, there are several actions you can take to reduce your risk of getting or spreading the virus when you go to public swim areas, such as beaches, pools, water playgrounds, and hot tubs.

Before you go

Continue to take these steps to reduce your risk of getting and spreading COVID-19:

- Correctly and consistently [wear a mask](#) that completely covers your nose and mouth
- Stay [at least 6 feet away](#) from others who do not live with you
- [Avoid crowds](#)
- Avoid poorly [ventilated](#) indoor spaces
- [Stay home when you are sick](#)
- [Wash your hands](#) frequently with soap and water for at least 20 seconds (or use [hand sanitizer](#) containing at least 60% alcohol)
- [Get vaccinated](#) when the vaccine is available to you
- [Get tested](#) if you have signs or [symptoms](#) of COVID-19, or if you think you may have been [exposed](#) to someone with COVID-19

Even if you and others (including [children](#)) do not feel sick and do not have any [symptoms](#), **you can still spread COVID-19 to family, friends, and community.**

Do NOT be around others if you have been [exposed](#) to someone with COVID-19, if you are [sick](#), or if you have [tested positive for COVID-19](#).

- Stay home if you have [symptoms of COVID-19](#), have been diagnosed with COVID-19, are waiting for COVID-19 test results, or were recently exposed to someone with COVID-19.
- Check to see if the public swim area, pool, water playground, or hot tub [has steps in place](#) to prevent the spread of the virus.
- Bring supplies that help you and others stay healthy—for example, a mask (or two, for each person, in case one gets wet), hand sanitizer with at least 60% alcohol, disinfectant wipes, tissues, and paper towels.

Use social distancing in and out of the water

- Whether you're in or out of the water, stay at least [6 feet away](#) from people you don't live with.
- Avoid crowded swim areas, beaches, pools, water playgrounds, and hot tubs where you cannot stay 6 feet away from others.

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.

