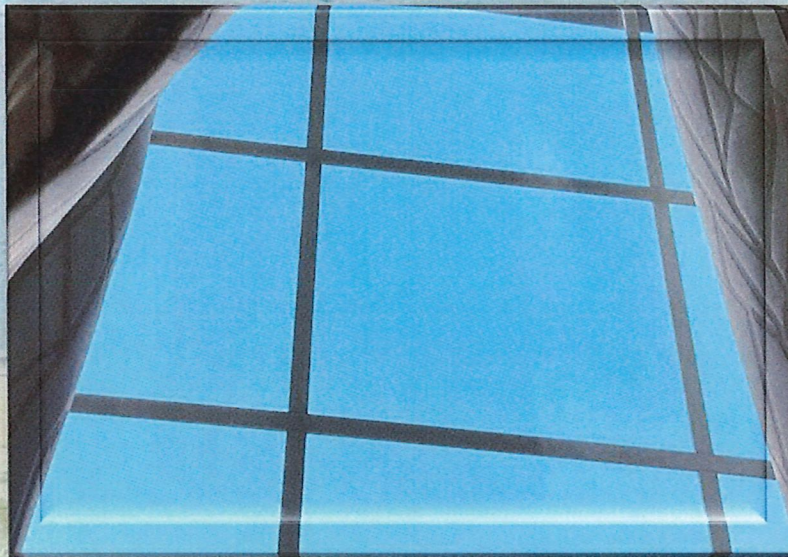


WILDWOOD BOARD UPDATE

APRIL 22, 2022



PAGE 1 - AGENDA

PAGE 2 - MINUTES

PAGE 3 - BOARD CONTACT & ITEMS SHARED BY WW & MCE

FORECLOSURES

PAGE 4 - PROJECTS

PAGE 5 - EDUCATION CORNER

PAGE-6 UPDATED ELECTION RULES

Board Meeting Agenda

Wildwood HOA

April 22, 2022

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

Acceptance of the Treasurer's report*

M
S
C

Acceptance of the Managers report**

M
S
C

Present Updated Rules for Board Review

M
S
C

Liens – N/A

Adjournment of open meeting:

M = MOTION

S = SECOND A MOTION

C = MOTION CARRIED

*PORTIONS OF OR REDACTED COPIES ARE AVAILABLE BY WRITTEN REQUEST

** REDACTED COPIES ARE AVAILABLE BY WRITTEN REQUEST



**Board Meeting Minutes
February 15, 2022
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; 07:00 p.m.

***Approval of minutes**

Board resolved to approve the Oct 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.

KEY:

M= MOTION

S= SECOND

C= CARRIED

A=All

Items shared by Franklin Villa Units:

Unit 1 Morrison Creek Estates HOA

and

Unit 5 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.
 Cascade Rock

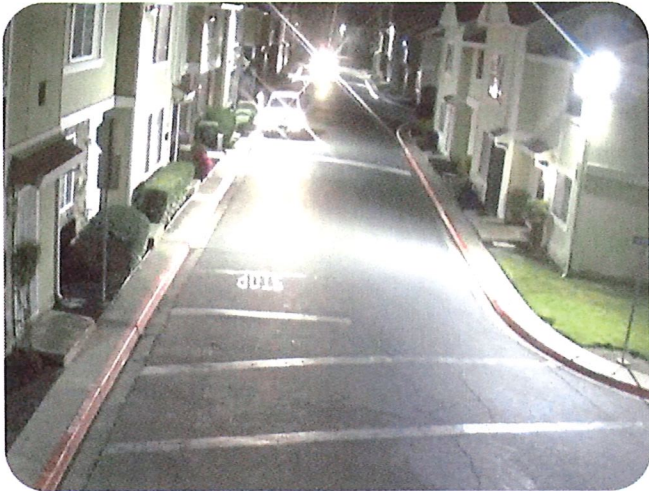
NUMBER OF VISITORS ALLOWED TO ENTER SITE OFFICE IN: JAN - MAR 20 = 45
 NUMBER OF INTERACTIONS WITH LAW ENFORCEMENT: 15

BOARD MEMBER CONTACT INFO AND TERMS IN OFFICE

Lien Enforcement Proceedings for Wildwood HOA
 April 2022
 049-0310-010-0000
 049-0320-043-0000
 049-0310-013-0000
 049-0350-019-0000
 049-0350-008-0000
 049-0320-010-0000
 049-0310-010-0000

IF THE BOARD RESOLVES FAVORABLY THE MANAGEMENT RECOMMENDS
 SETTING UP A "TRUSTEE SALE ESCROW" ACCOUNT WITH THE LIEN
 ENFORCEMENT ATTORNEYS OFFICE SO WHEN THE MORITORIUM ON
 FORECLOSURES IS LIFTED WE CAN BE FINANCIALLY PREPARED.

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



CONTINUING TO LIGHT WILDWOOD UP
LIKE A HOLIDAY TREE TO COMBAT THE
ONGOING INTRUSION OF PEOPLE
COMING OUT OF THE CREEK TO OUR
PROPERTIES.

NEWEST BUILDING AT 4183 TO 4197 BROOKFIELD!! LOVE IT!
THE NEXT SOON TO BE "NEW BUILDING" IS 4121 TO 4133 BROOKFIELD
COMMENCING IN MAY 2022!



NEW HOA LAWS FOR 2023

Assembly Bill 1410. This is the bill everyone's been talking about. CAI-CLAC mounted an opposition campaign due to the bill's onerous requirements and was successful in minimizing the damage. The bill does three things.

1. Free Speech. The bill prohibits an association from banning members' use of social media, even if the content is critical of the association. This is redundant considering the [First Amendment to the US Constitution](#). This unnecessary bill may have unintended consequences. Because it is poorly drafted, some owners will think they can engage in unlimited speech, including [defamation](#). They can't. Some may argue their association is required to provide social media or other online resources to members. They are not. Finally, if an association has a website, it is not required to allow members to post content on it.

2. Lease Restrictions. The bill invalidates any restriction that prohibits the rental or leasing of a portion of an owner-occupied separate interest for a period of more than 30 days. The language in this poorly drafted provision is confusing. Associations are already prohibited from requiring leases be longer than 30 days. This prohibits associations from restricting leases longer than 30 days. The only thing associations can do is prohibit transient or short-term rentals for a period of 30 days or less.

3. Declared Emergencies. The bill precludes an association from pursuing any enforcement action (excluding assessment collection) during a declared state of emergency if it is unsafe or impossible for the owner to prevent or fix the violation.

Assembly Bill 1738. This bill requires changes to the California Building Standards Code in the next few years to provide for the installation of [EV charging stations](#) in parking areas of existing multifamily dwellings and commercial developments whenever certain upgrades are made which require a permit. We will continue to track and report on changes.

Senate Bill 897. This bill eliminates local restrictions on ADUs, including some which would make it easier to convert or demolish a garage to build an ADU/JADU. It also allows ADU heights of 16-18 feet or more (depending on the circumstances) and eliminates any decisions by a public official which aren't determined on an objective standard. This does not preclude an association from imposing subjective standards in the architectural review process, as long as they don't unreasonably increase the cost to construct or effectively prohibit the construction of an ADU/JADU.



ELECTION RULES, POLICY, AND PROCEDURES RESOLUTION

ELECTION COMMITTEE

- A. The Association must establish, appoint members, and a chairperson if participation or interest is demonstrated by members.
- B. The tenure of appointees, if members are willing to participate, serve indefinitely or until successors are appointed. All committee members, including the chairperson, should serve at the pleasure of the appointer.
- C. No candidates, spouses, current board members, or officers can serve as committee members.
- D. The number of appointees is minimum 2.
- E. The extent of board supervision over the committee is the approval of forms or procedures and to ensure the sanctioned election rules become part of Policies and Procedures in a Resolution.
- F. **The committee must:**
 1. Ensure fairness and the integrity of the election by selecting an approved election monitor (**see appendix A for election inspector/monitor requirements**).
 2. Publicize the election and related events.
 3. Organize and conduct a candidate forum prior to the meeting.
 4. Organize and conduct owner registration process at the meeting, including necessary forms and materials for registrars.
 5. Conduct the election at the meeting, including introduction of candidates, nominations from the floor, announcements, and explanation of ballot and write-in process.
 6. Distribute and collect ballots

The Board and/or the committee will:

7. Verify owner identity and authenticating proxies and ballots. The committee or the board must determine when and how to collect proxies.
8. Count and verify quorum.

The election Monitor will:

9. Count ballots and proxies and announce the results.
10. Certify the election and the results in writing.
11. Nominate candidates if association has no nominating committee.

PROXY RULES

- A. The association will use general and/or directed proxies.
- B. A proxy in the of a letter is sufficient. The letter must include the owners information to include:
 - The property address
 - The name of the person to whom the proxy is given
 - The effective date and if applicable, an end date

Additional Proxy Rules:

1. An individual appointed by a shareholder which is a **corporation** to act on its behalf at general meetings is entitled to **appoint** another person as his **proxy** to exercise all or any of his rights to attend, speak and vote at a meeting of the company. A member **can appoint** any other person to act as his **proxy**; it does not have to be

another shareholder of the company

2. **Voted as Designated.** Proxyholders must vote as indicated on the proxy.
3. **Unsigned Proxies.** Unsigned proxies are void.
4. **Unnamed Proxies.** If the proxy does not name anyone as proxyholder, then the person who registers the proxy will be deemed the proxyholder.
5. **Undesignated Proxies.** Undesignated proxies are those which give no indication how the proxyholder is to vote. The proxyholder will have the right to vote as he or she deems appropriate.
6. **Attendance by Owner.** If the proxy giver attends the meeting and registers to vote, any proxies submitted on that member's behalf are automatically void.
7. **Multiple Proxies.** In the event two or more proxies are registered for the same Unit/Lot, the following rules apply:
 - a. dated proxies will prevail over undated proxies;
 - b. proxies with the most recent date prevail; and
 - c. proxies with the same date will be used for quorum purposes only.
8. **Alterations.** Any alterations to a proxy must be initialed by the proxy-giver, otherwise the altered votes or the entire proxy shall be deemed invalid.
9. **Voting Rights Suspended.** When a member's voting rights have been suspended, his or her proxy is void. However, he or she still has the right to attend the meeting and act as a proxyholder for other members and vote all proxies assigned by such members.
10. **Non-Member Signatures.** Proxies signed by a renter or any other non-member are void.
11. **Miscellaneous.** Any issues not addressed by these rules will be decided by the inspectors of election on the night of the annual meeting.

QUORUM REQUIREMENTS

Quorum is **50%** of the total voting power of the Association or 68 units.

If a member does not wish to vote, the member can stipulate that the ballot can be used for quorum purposes only, i.e., your ballot will be counted for quorum purposes only.

THE BALLOT

Ballots must contain the following:

1. Meeting date and time
2. The number of votes allowed per unit
3. Explanation of cumulate voting
4. Candidate names
5. Allocation of excess funds utilizing the following verbiage:

With respect to IRS Revenue Ruling 70-604, in order to provide the Association with all available options when filing its year-end tax returns, the Board of Directors has recommended that any excess operating funds remaining at the end of the fiscal year ending, 20XX be applied against the following year's budget and assessments.

6. A statement requesting ballot be counted for "QUORUM ONLY" for members who do not wish to vote

Additional Election Procedures

- A. *Robert's Rules of Order* will be used for procedural guidance
- B. The election committee will select 2 inspectors prior to the meeting, if there are willing participants available..
- C. Inspectors will certify the election.
- D. Set a policy for poll watchers.
 1. Decide if inspectors will serve in lieu of poll watchers.
 2. Poll watchers are limited to candidates or their designees.
 3. Poll watchers must observe the counting silently.
- E. Establish standards for campaigning and the distribution of campaign literature.
 1. Campaigning cannot start more than 10 days prior to the meeting and must end by noon the day of the meeting.
 2. Signage can be placed per Davis Stirling which states:

Civil Code §4710. Display of Noncommercial Signs.

(a) The governing documents may not prohibit posting or displaying of noncommercial signs, posters, flags, or banners on or in a member's separate interest, except as required for the protection of public health or safety or if the posting or display would violate a local, state, or federal law.

(b) For purposes of this section, a noncommercial sign, poster, flag, or banner may be made of paper, cardboard, cloth, plastic, or fabric, and may be posted or displayed from the yard, window, door, balcony, or outside wall of the separate interest, but may not be made of lights, roofing, siding, paving materials, flora, or balloons, or any other similar building, landscaping, or decorative component, or include the painting of architectural surfaces.

(c) An association may prohibit noncommercial signs and posters that are more than nine square feet in size and noncommercial flags or banners that are more than 15 square feet in size.

APPENDIX A

There are companies that provide professional inspector services to associations. They can be hired to prepare ballots, mail and collect ballots, and count votes. Putting an Inspector under contract does not violate the independent status of the Inspector. [Civil Code §5110](#) provides that "An independent third party may not be a person who is currently employed or under contract to the association."

As long as the Inspector is not currently employed by the association for other services, the board can hire the person to run the election.

Prohibited Inspectors.

Associations may not appoint or use inspectors who are:

- members of the board of directors,
- a candidate for the board of directors,
- related to a member of the board of directors, or
- anyone under contract with the association.

When to Appoint. Inspectors should be [selected early](#) in the election process.

Duties. Inspectors of election must perform their duties impartially, in good faith, to the best of their abilities, and as expeditiously as practical. ([Civ. Code §5110\(d\)](#).) Inspectors must perform the duties listed below. To help in the expeditious performance of their duties, inspectors can delegate some tasks (marked with an asterisk (*)) to a person or persons, including the association's management company. Those duties marked with a double asterisk (**) require an independent third party to assist the inspector.

- * Determine the number of memberships entitled to vote and the voting power of each. ([Civ. Code §5110\(c\)](#))
- Prepare a [voter list](#) and correct any information within two business days of receiving notice of errors. ([Civ. Code §5105\(a\)\(7\)](#))
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- Verify member information and [signatures](#) on outer envelopes. ([Civ. Code §5120](#))
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- Open ballots and tabulate votes. ([Civ. Code §5110\(c\)](#); [§5120\(a\)](#).)
- Determine the results of the election. ([Civ. Code §5120\(a\)](#))
- [Report the results](#) to the board. ([Civ. Code §5120\(b\)](#))
- Perform appropriately to conduct the election with fairness to all members. ([Civ. Code §5110\(c\)\(8\)](#))
- Keep custody of election materials. ([Civ. Code §5125](#))
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- Make records [available for and oversee inspection](#) during the time records are in the inspector's custody. ([Civ. Code §5205\(a\)](#))

Civil Code § 4045. Providing General Delivery or Notice.

(a) If a provision of this act requires "general delivery" or "general notice," the document shall be provided by one or more of the following methods:

(1) Any method provided for delivery of an individual notice pursuant to [Section 4040](#).

(2) Inclusion in a billing statement, newsletter, or other document that is delivered by one of the methods provided in this section.

(3) Posting the printed document in a prominent location that is accessible to all members, if the location has been designated for the posting of general notices by the association in the annual policy statement, prepared pursuant to [Section 5310](#).

(4) If the association broadcasts television programming for the purpose of distributing information on association business to its members, by inclusion in the programming.

(5) If the association maintains an internet website for the purpose of distributing information on association business to its members, by posting the notice on the association's internet website in a prominent location that is accessible to all members if designated as a location for posting general notices in the annual policy statement prepared pursuant to [Section 5310](#).

(b) Notwithstanding subdivision (a), if a member requests to receive general notices by individual delivery, all general notices to that member, given under this section, shall be delivered pursuant to [Section 4040](#). The option provided in this subdivision shall be described in the annual policy statement prepared pursuant to [Section 5310](#).

(Amended by Stats. 2021, Ch. 640, Sec. 4. Effective January 1, 2022.)