

AGENDA for the REGULAR MEETING of the BOARD OF DIRECTORS OF THE WHITEHAWK RANCH TOWNHOME OWNERS' ASSOCIATION

**Monday May 13, 2024 at 1:00 pm
at the Whitehawk Ranch Community Center, Clio CA, or**

Join Zoom Meeting with this link:

<https://us02web.zoom.us/j/86148083648?pwd=ektSS1c3YXhIWk5Sb3VWQVU3MTVsdz09>

Or go to: www.zoom.us/join and use these credentials:

Meeting ID: 861 4808 3648

Passcode: 977127

1. Call meeting to Order
2. Public Comment (for items not listed on the agenda – limit 5 mins each)
3. Approve Minutes of the Regular Meeting from March 26, 2024
4. Association Business
 - a. Consider and approve bid for stump removal Voting Item
 - b. Consider and approve contract for deck resealing – decks previously sealed with non-pigmented product Voting Item
 - c. Consider budget for entry wagon seasonal flowers Voting Item
 - d. Consider and approve ARC Guidelines for submittal to Master HOA Voting Item
 - e. Discussion and response to Farmers Insurance Inspection Letter Voting Item
 - f. Update regarding driveway drainage issues and cement walkway replacements
5. Reports
 - a. Financial reports Voting Item
 - b. Reserve study – pending
 - c. Update on landscape, roof top cleaning, and deck re-sealing projects
6. Ad Hoc Committee Reports
 - a. Policies and Practices Guidelines for Future Improvements
 - b. CC&Rs/ByLaws Update Subcommittee
7. Directors Reports/Announcements – For Information
10. Future Agenda Items
11. Adjournment of Meeting –Next Meeting – Monday, July 08, 2024 at 1:00 pm

Please note ALL AGENDA ITEMS CAN BE POSSIBLE ACTION ITEMS. New business NOT on the agenda and Non-Agenda Business can be discussed but no action taken.

Board of Directors Assignment Areas:

Driveways/Walkways:	Danielson/Johnson
Decks:	Johnson/Danielson
Landscape/Trees:	Popken
Snow Removal:	Popken/Danielson
Reserve Projects:	Danielson
Others/Emergency:	Bonander/ Danielson

Annual Meeting Schedule/Topics for 2024: *

March 11, 2024	Reserves/Plan for Year
May 13, 2024	Contracts/Services
June 10, 2024	Annual Meeting Plan
September 9, 2024	Re-organize Board
November 11, 2024	Budget/Financial Plan
(Note: Veteran's Day, may need to be changed)	
December 9, 2024	Strategic Plan

* On the Monday before the second Tuesday at 1:00 pm during the following months – March, May, June, September, November and December