

STONELAKE MASTER ASSOCIATION
EXECUTIVE SESSION BOARD OF DIRECTORS MEETING
Tuesday, May 9, 2017 at 5:30 PM
Stonelake Club, 3000 Riparian Drive, Elk Grove, 95757

MINUTES

DIRECTORS PRESENT

Douglas Gessell, President
Jason Stelling, Vice President
Bob Wilson, Treasurer
Alison Aleman, Secretary
Shirley Ng, Director

DIRECTORS ABSENT

None

FIRSTSERVICE RESIDENTIAL MANAGEMENT

Jacqueline Gomez, CMCA®, AMS® - General Manager
Luke Morgan, Assistant Community Manager

I. CALL TO ORDER

The Executive Session meeting was called to order by President, Doug Gessell at 5:30 P.M.

II. REPORTS

A. Delinquency Report

The Board reviewed the report with Management, various questions were answered, and the report was filed.

B. Violation Report

The Board reviewed the report with Management, various questions were answered, and the report was filed.

C. Security Report – Summary

The Board reviewed a spreadsheet of all incidents that have been reported by Stonegate since the last Board Meeting.

D. Owner Correspondence(s)

Management has received the provided correspondence(s) from homeowners in the Community. Due to the nature of the correspondence, it has been placed in Executive Session for Board review.

The Board reviewed the provided correspondence regarding reported homeowner violations.

III. UNFINISHED BUSINESS

A. Pool Deck Replacement Project

Management has continued to reach out to concrete and pool resurfacing companies. We've been successful in having number of them come out (BOLDED vendors on provided spreadsheet).

We've contacted approximate 15 vendors so far, and continue to reach out until we receive an appropriate number of proposals. See attached spreadsheet for further details.

Action: Item tabled

V. NEW BUSINESS

A. Approval of April 2017 Board Meeting Minutes

MOTION: Shirley Ng

SECOND: Doug Gessell

RESOLUTION: That the Executive Minutes dated April 11, 2017 be approved as presented

VOTE: All in favor

B. Clubhouse Ground Cover

Management has been in contact with GP Landscape regarding ground cover on the outskirts of the parking lot area. The two recommended options are Blue Rug Juniper and Creeping Juniper. Each would be appropriate for the location. Photos of each are included in the packet. The proposal will be received by the meeting date.

ACTION: Item tabled until proposals are received.

C. Felines – 2621 W. Pintail

Homeowner has requested to meet with the Board regarding their ongoing ground cover violation. The homeowner has met a number of times with the Board and ACC, and has had ongoing correspondence with Management. The homeowner was present for this meeting, inquiring where specifically the rules stated he had to have ground cover. The conversation began to escalate and the homeowner threatened to "meet a Board Member outside."

MOTION: Doug Gessell

SECOND: Bob Wilson

RESOLUTION: After discussion, the Board determined to provide the homeowner 30 days to replenish the bark or submit for alternative option. If owner complies within the provided timeframe, the Board approves to waive the fines previously assessed for this violation.

VOTE: All in favor

D. Owoyele – 3213 Claudine Ct

Homeowner is requesting late fees, interest and lien letter to be waived from her account. Homeowner present during the meeting.

MOTION: Doug Gessell

SECOND: Allison Aleman

RESOLUTION: That the Board approve to waive only the interest should the remaining balance be paid within 30 days of the determination.

VOTE: All in favor

E. Board Tablets

As per the Board request, Management has researched some possible tablet options for Board use.

Recommendations regarding the tablets: We would say the Insignia, because it has the keyboard feature, which might be useful for taking notes, or for members who have trouble with using the tablet typing features. They all have the same capabilities for the most part. The Fire HD and ASUS Zen pad have lower resolution than the other ones but still can do everything the other ones can. If you plan on using any apps it will most likely be better to go with Android systems because they have a Number of free apps. The Windows system will have fewer free apps, but It will have Microsoft office capabilities.

Recommendations in order: Insignia, Samsung Galaxy, Fire HD, and then ASUS. Last thing to note, Best Buy and Amazon have sales rep who were really helpful with the bulk orders.

MOTION: Doug Gessell

SECOND: Bob Wilson

RESOLUTION: That the Board approve to purchase 6 Insignia tablets at cost of \$199.00 (plus tax) each as well as the purchase of an HDMI cable to hook up to the TV for presentation purposes.

VOTE: 4 yay, Shirley Ng opposed

F. Suspension of Privileges

With the number of homes delinquent and in violation, the Board does have the authority to suspend privileges. Management is recommending the following:

Past Due Assessments – When the Board approves to lien a property, that will automatically trigger a hearing notice to be sent for the following meeting to suspend privileges.

Violations – After discussion, the Board determined homes in violation longer than 3 months moving forward, would be called in for hearing with the Board to suspend privileges.

Below you will find the language located in the Bylaws outlining the Board's authority.

Bylaws Section 8.1.3 – Determination of Good Standing

Determination, after notice to the Member and an opportunity for a hearing by the Board, that a Member is not a Member in Good Standing during any period in which the Member is in default in the payment of assessment, fine, or other charge levied by the Board or is in violation of any provision of the Governing Documents. However, a Member shall not be denied any privileges of membership except upon a finding by the Board of Directors, after notice and an opportunity for a hearing, that

a Member is not a Member in Good Standing shall be deemed to continue in that status until the Board shall make a determination, either upon the Board's own initiative or upon the request of the Member, that such Member is, once again, a Member in Good Standing of the Association.

MOTION: Doug Gessell

SECOND: Shirley Ng

RESOLUTION: That the Board approve to move forward with suspension of privileges as outlined and recommended by Management in accordance with the Association Bylaws.

VOTE: All in favor

G. Guiding Fitness Classes

Per Board direction, Management has cancelled the Saturday Bootcamp due to low attendance. Management has also received the below information regarding a possible water aerobics class to replace. From Guiding Fitness:

"We are happy to honor the current Saturday rate of \$70 per class for Water Aerobics. I propose offering the class Saturdays 9-10 AM.

Water Aerobics: a low impact aerobic based class designed to be light on joints but still offer a full body workout. Mostly focusing on resistance training. All swim levels are welcome to attend, various modifications are offered so you can challenge yourself at your own personal level of fitness.

If approved, this class will be instructed by Alyssa.

*Please note Saturday rates start at \$80 per class."

MOTION: Doug Gessell

SECOND: Bob Wilson

RESOLUTION: That the Board approve to begin Water Aerobic class as proposed by Guiding Fitness for the Summer Season, subject to cancellation for poor participation numbers. The Board also authorizes management to purchase advertising banners for the classes.

VOTE: All in favor

H. Outside Vendors – Classes

Per Board request, Management reached out to Legal, Darren Bevan of Baydaline & Jacobsen, regarding allowing third party vendors to hold classes/workshops in the Clubhouse. Darren advised this is fully at Board discretion. We could have him draft a formal policy, however, he feels its not necessary at this time. The Board has historically approved Wellness/Health classes.

Action: Board reviewed.

I. Onsite Staff

Luke Morgan has been offered an Assistant position in our Gold River office. As a result, we will be doing some restructuring with the current staff. In the interim, Justin Erickson is able to fill in, as he will be out of school for the Summer for some of the open shift.

Action: Board reviewed.

****Board ADJOURNED into Open Session: 7:00 PM and CALLED BACK TO ORDER to Executive Session 7:54PM****

J. Hearing(s) – 6:30 PM

The hearing agenda is enclosed. There are 13 members who have been called to hearing for various violations. The members correspondence received to date is included in the agenda, however, Management will conduct an inspection of each property the day before the meeting and provide the Board with an updated status on each violation.

MOTION: Doug Gessell

SECOND: Bob Wilson

RESOLUTION: That the Board directs Management to fine each member still in violation \$50.00 each month for the ongoing violations only. Reoccurring violations will require a new hearing should the violation occur again in the future.

VOTE: All in favor

VI. ADJOURNMENT

The Executive Session meeting was adjourned at 8:22 p.m.

Approved: _____ Date: _____