

STONELAKE MASTER ASSOCIATION
OPEN SESSION BOARD OF DIRECTORS MEETING
Tuesday, May 9, 2017 at 7:00 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 from FirstService Residential
Luke Morgan – Assistant Community Manager

I. CALL TO ORDER

The Open Session meeting was called to order by President, Doug Gessell at 7:03 PM

II. Announcement – Executive Session Meeting

In accordance with Civil Code Section 4935(a) the board met in Executive Session immediately prior the Regular Session meeting in order to discuss legal items, matters relating to the formation of contracts with third parties, member discipline and member delinquency as specified in Civil Code.

The following violations were issued this past month.

Architectural Modification-Not Approved 1	Landscaping-Tree Stake Removal 3
Architectural Modification-Not Within Architectural Guidelines 1	Lights-Holiday Lights 4
Fence/Gate-Paint 4	Portable Basketball Backboard-Conceal from View 1
Garage-Improper Garage Use 4	Trash-Improper Storage 10
Landscaping-Cut/Mow Lawn 5	Trash-Remove Debris 1
Landscaping-General Maintenance 7	Vehicles-Recreational Vehicle 2
Landscaping-Mulch Landscape 14	<u>Vehicles-Remove Disabled Vehicle 1</u>
Landscaping-Remove Weeds 57	Total: 116
Landscaping-Tree Maintenance 1	

III. COMMITTEE UPDATE & INVITED GUESTS

A. Architectural Committee

No report.

B. Safety Committee

No report.

ACTION: Board review & file

IV. REPORTS

A. Work Order Report

Management provided a list of open and closed work orders for Board review.

ACTION: Board review & file

B. Manager's Report

Management provided the Board a written and verbal report with updates regarding vendors, Community Event recaps, Enforcement, Community Classes, pending proposals and upcoming projects.

ACTION: Board review & file

V. OPEN FORUM

In accordance with California Civil Code Section 4920(a), the Association must post or distribute the agenda for Regular Session Meetings no fewer than four (4) days prior to a Regular Session Meeting. During Homeowner Forum, items not included on the agenda that are raised by homeowners may be briefly responded to by the Board/Management; however, no action may occur with respect to that item unless it is deemed an emergency by the Board of Directors and developed after the agenda was posted and/or distributed. The Board of Directors may refer informational matters and direct administrative tasks to Management and/or contractors. Each homeowner will be given three (3) to five (5) minutes to speak in accordance with the Open Meeting Act, California Civil Code Section 4925(b), or a total of twenty (20) minutes will be granted for all to address the Board of Directors regarding items of interest or concern.

ACTION: A homeowner was present to discuss parking and garage storage concerns regarding their neighbor.

VI. CONSENT CALENDAR

A. Approval of Minutes – April 2017

RESOLUTION: That the Board approve the April 11, 2017 Open Session Board Meeting Minutes.

B. Financial Statement February 2017

Proposed Resolution: That the Board approves the February 28, 2017 interim financial reports and bank reconciliations as presented, subject to annual audit. The report reflects a year-to-date net operating income/(loss) of \$29,522.71 and year-to date reserve funding of \$174,176.91 compared to the year-to-date reserve funding budget of \$161,146.00. The reserves are funded through February 28, 2017. The association has \$878,585.28 in operating funds, which represents 10.90 months of budgeted expenses and reserve contributions. The association has \$1,189,219.29 in reserve funds.

C. Lien Approval

RESOLUTION: Per the provided resolution dated January 30, 2017, Management is requesting authorization to place liens on the following accounts should the delinquent assessments not be paid within the time period established in the intent to lien letter.

Account Number	Total Amount Due
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0317-02	\$1,277.89
0526-01	\$148.67
0720-01	\$359.00
0964-01	\$173.64
1079-03	\$198.64

D. Foreclosure Documentation

Per California Civil Code 5705(c), this item serves to document action taken by the board in executive session to involve the association's collection attorney in delinquent account proceedings, which may result in foreclosure action by the association against the properties mentioned below:

APN
132-0640-040-0000

MOTION: Shirley Ng

SECOND: Bob Wilson

RESOLUTION: That the Board approve Consent Calendar items A-D.

VOTE: All in favor

VII. UNFINISHED BUSINESS

A. Architectural Storm Doors

Per Board request, Management has communicated to the Architectural Committee the Board's interest in having a screened storm door option that will allow for a breeze. The Committee will have a written response or Member in attendance to further discuss with the Board.

ACTION: Board would like to meet with ACC to review this request, following the appointment of the open positions.

VIII. NEW BUISNESS

A. Architectural Appeal – ACCT #STONE-0779-01

The homeowner's application was denied by the Architectural Committee as the Committee determined the homeowner's selection was too dark in color. The homeowner feels the colors are within their immediate neighborhood and are requesting Board consideration. The homeowner will be present.

A written correspondence from the Committee will be received, or a Committee Member will be present.

MOTION: Doug Gessell

SECOND: Bob Wilson

RESOLUTION: That Board approve to delegate authority to the Alison Aleman and Jason Stelling to inspect and report back to the Board their determination of the color scheme to report back by end of business day. After review of the property, they determined the color scheme is too dark and the appeal request has been denied.

VOTE: All in favor

B. Homeowner Request – Boy Scout Use of the Lounge

A homeowner in the Community is requesting to use the Lounge, free of charge for Boy Scout meetings every first Sunday of the month from 5:30 PM to 8:30 PM. The homeowner references the Girl Scouts using the lobby. Although the girl scouts use the lobby, it is on a Tuesday evening, when we never have rentals. Also, they are all members who sign in and we do not reserve the location for them, as it's first come first serve.

MOTION: Doug Gessell

SECOND: Shirley Ng

RESOLUTION: That the Board respectfully denies the homeowner's request, however, approve if the Boy Scouts would like to use the lobby opposed to the lounge on a weekday in the same fashion of the Girl Scouts.

VOTE: All in favor

IX. NEXT MEETING

The next Board of Directors Open Session meeting will be Tuesday, June 13, 2017 at 7:00 PM at 3000 Riparian Drive, Elk Grove, CA 95757.

X. ADJOURNMENT

President Doug Gessell adjourned the Open Session meeting at 8:25 PM.

Approved: _____ Date: _____