



**STONELAKE MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
OPEN SESSION
TUESDAY, JULY 12, 2016 6:30 PM
STONELAKE CLUBHOUSE
3000 RIPARIAN DRIVE
ELK GROVE, CA 95757
OPEN SESSION AGENDA**

The following items may be addressed in Executive Session in accordance with California Civil Code 4935(a)

- ~ *Litigation*
- ~ *Matters relating to formation of contract with third parties*
- ~ *Member Discipline*
- ~ *Personnel matters*

I. CALL TO ORDER

II. ANNOUNCEMENT - EXECUTIVE SESSION MEETING

III. COMMITTEE UPDATE & INVITED GUESTS

A. COMMITTEE UPDATES

IV. REPORTS

A. VERBAL FINANCIAL REPORT - MAY 31, 2016

B. WORK ORDER REPORT

V. HOMEOWNER 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.

VI. CONSENT CALENDAR

A. APPROVAL OF MINUTES MAY 10, 2016

B. FINANCIAL STATEMENT MAY 31, 2016

C. LIEN RESOLUTION

D. ACC MINUTES

VII. UNFINISHED BUSINESS

A. ACC VACANCY

VIII. NEW BUSINESS

A. ACC APPEAL - MALONEY

B. STONELAKE DELINQUENCY POLICY

C. FOUNTAIN EXPENDITURES

D. VIOLATION HEARINGS - BOARD REVIEW

F. SECURITY PATROL

IX. NEXT MEETING - The next Board of Directors Open Session meeting is scheduled for Tuesday, September 13, 2016 at 6:30 PM at the Stonelake Clubhouse.

X. ADJOURN