

STONELAKE MASTER ASSOCIATION
OPEN SESSION BOARD OF DIRECTORS MEETING
Tuesday, June 13, 2017 at 7:00 PM
Stonelake Club, 3000 Riparian Drive, Elk Grove, 95757

MINUTES

DIRECTORS PRESENT

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

DIRECTORS ABSENT

Bob Wilson, Treasurer

FIRSTSERVICE RESIDENTIAL MANAGEMENT

Jacqueline Gomez, CMCA®, AMS® - General Manager
Janelle Rodriguez – Activities & Events Coordinator

I. CALL TO ORDER

The Open Session meeting was called to order by President, Doug Gessell at 7:22 PM

II. ANNOUNCEMENT – EXECUTIVE SESSION MEETING

In accordance with Civil Code Section 4935(a) the board met in Executive Session immediately prior to 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 2
Driveway-Repair 1
Fence/Gate-Paint 13
Fence/Gate-Repair 7
Garage-Improper Garage Use 1
Garage-Keep garage door closed when not in use 1
Inappropriate Behavior-Misconduct 2
Landscaping-Borders-Repair or replace 5
Landscaping-Cut/Mow Lawn 8
Landscaping-General Maintenance 31
Landscaping-Mulch Landscape 13
Landscaping-Remove Weeds 5
Landscaping-Replace Dead Sod 1

Landscaping-Replace Tree 1
Landscaping-Trim Trees 1
Maintenance / Repair-Garage Door 1
Nuisance-Excessive Noise 1
Nuisance-Other 3
Paint-Clean and Paint 9
Parking-Improperly Parked 1
Portable Basketball Backboard-Conceal from View 1
Signage-Not within Guidelines 2
Trash-Improper Storage 7
Trash-Not Put Away 2
Unauthorized Object-Other 1
Vehicles-Recreational Vehicle 2
Vehicles-Remove Disabled Vehicle 3

Total:

125

III. COMMITTEE UPDATE & INVITED GUESTS

A. Architectural Committee

Management received multiple inquiries regarding the open positions for the ACC. We've received a total of 4 applications for the 3 open positions. There were approximately 3 other inquiries, however after email and follow up phone calls, no applications were received. Management advertised the open positions in 2 months of newsletters, email blasts and

announcements during the last two Board Meetings.

MOTION: Doug Gessell

SECOND: Shirley Ng

RESOLUTION: That the Board approve to appoint Rich Balding, Ed Ortiz and Daniel Tillson-Rodriguez to the Architectural Committee each for a 2 year term.

VOTE: All in favor

B. Safety Committee

Doug Gessell reported he attended the last Safety Committee Meeting, where they discussed cameras, increase in security and general Community safety.

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

C. Owner Correspondences

The Board reviewed a written correspondence from a homeowner regarding the gym. The Board directed Management to research temperatures at other similar facilities.

ACTION: Board reviewed

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: Homeowners present had a brief discussion regarding the Safety Committee.

VI. CONSENT CALENDAR

A. Approval of Minutes – May 2017

RESOLUTION: That the Board approve the May 9, 2017 Open Session Board Meeting Minutes.

B. Financial Statement March 2017

Proposed Resolution: That the Board approves the March 31, 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 \$5,381.86 and year-to-date reserve funding of \$50,105.31 compared to the year-to-date reserve funding budget of \$48,945.00. The reserves are funded through March 31, 2017. The association has \$872,011.19 in operating funds, which represents 10.82 months of budgeted expenses and reserve contributions. The association has \$1,195,014.91 in reserve funds.

C. Financial Statement April 2017

That the Board approves the April 30, 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 \$21,348.90 and year-to-date reserve funding of \$66,817.94 compared to the year-to-date reserve funding budget of \$65,260.00. The reserves are funded through April 30, 2017. The association has \$871,693.42 in operating funds, which represents 10.82 months of budgeted expenses and reserve contributions. The association has \$1,178,316.89 in reserve funds.

D. 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
0129-02	\$639.40
0418-01	\$148.64
0486-02	\$148.64
0743-06	\$448.0

MOTION: Doug Gessell

SECOND: Shirley Ng

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

VOTE: All in favor

VII. NEW BUISNESS

A. Architectural Appeal – ACCT #STONE-1297-03

Homeowner was denied due to their color selection. One of the colors was determined to be too dark for the immediate Community. Provided for Board review was a response from the owner, original application and color samples.

MOTION: Jason Stelling

SECOND: Doug Gessell

RESOLUTION: That the Board respectfully deny the homeowner's appeal request and uphold the Architectural Committee's determination.

VOTE: All in favor

B. Architectural Appeal – ACCT #STONE-1256-01

Homeowner is appealing the ACC's determination regarding the installed mini white picket fence.

MOTION: Doug Gessell

SECOND: Jason Stelling

RESOLUTION: That the Board respectfully deny the homeowner's appeal request and uphold the Architectural Committee's determination.

VOTE: All in favor

C. Architectural Appeal – STONE-1128-02

Homeowner is appealing the ACC's denial regarding their blue front door paint.

MOTION: Alison Aleman

SECOND: Doug Gessell

RESOLUTION: That the Board approve to grant the homeowner's appeal request, with the condition that every time moving forward, an Architectural Request must be submitted and approved prior to the front door being painted.

VOTE: All in favor

D. Ring Presentation

ACC Member Rich Balding was contacted by a RING Neighborhood Explorer Rep who is interested in offering a discount for the Community following a presentation.

This may be something the Board would like to assign to the Safety Committee to host.

ACTION: The Board directed Management to provide this information to the Safety Committee to possibly explore the option of a Safety Faire.

VIII. NEXT MEETING

The next Board of Directors Open Session meeting will be Tuesday, July 11, 2017 at 7:00 PM at 3000 Riparian Drive, Elk Grove, CA 95757.

IX. ADJOURNMENT

President Doug Gessell adjourned the Open Session meeting at 8:19 PM.

Approved: _____ Date: _____