

STONELAKE MASTER ASSOCIATION
OPEN SESSION BOARD OF DIRECTORS MEETING
Tuesday, August 8, 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

Open Position, 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 7:05 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 10
Fence/Gate-Paint 25
Fence/Gate-Repair 25
Garage-Door 3
Garage-Improper Garage Use 2
Inappropriate Behavior-Misconduct 1
Landscaping-Borders-Repair or replace 1
Landscaping-General Maintenance 74
Landscaping-Install Vegetation 1
Landscaping-Mulch Landscape 4

Miscellaneous Items-Remove from View 2
Other-Other 2
Paint-Clean and Paint 9
Paint-Other 1
Portable Basketball Backboard-Conceal from View 1
Suspension of Privileges-Other 1
Trash-Improper Storage 11
Vehicles-Recreational Vehicle 1
Total: 174

III. COMMITTEE UPDATE & INVITED GUESTS

A. Architectural Committee

Management provided the Board the Architectural Request Log Report for review. There were twelve (12) applications scheduled to be reviewed by the Committee for August.

There are also still two (2) positions open on the Architectural Committee. The

B. Safety Awareness Committee

Management advised there is still one (1) open position available on the Safety Awareness Committee.

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 the Association's Committees, Open Board Position, Staff update, Enforcement statistics, Community Classes, Current Reserve Projects and upcoming Reserve Projects.

ACTION: Board review & file

C. Owner Correspondences

The Board reviewed a correspondence from a homeowner requesting a vibration machine for the Clubhouse Gum.

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.

Homeowner's present discussed Landscaping standards for homes, enforcement process and the current Guest Policy.

VI. CONSENT CALENDAR

A. Approval of Minutes – July 2017

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

B. FINANCIAL STATEMENT MAY 2017

That the Board approves the May 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 \$(4,459.72) and year-to-date reserve funding of \$83,569.88 compared to the year-to-date reserve funding budget of \$81,575.00. The reserves are funded through May 31, 2017. The association has \$864,237.50 in operating funds, which represents 10.73 months of budgeted expenses and reserve contributions. The association has \$1,165,471.31 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
0065-01	\$440.73
0539-02	\$233.64
0785-01	\$149.37
0546-01	\$1,588.12
1079-03	\$352.14

MOTION: Doug Gessell

SECOND: Shirley Ng

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

VOTE: All in favor

VII. UNFINISHED BUSINESS

A. Board Member Resignation – Open Board Position

Management has received 2 candidate forms from Members interested in the Board Position, Dwayne Brown and Nicole York.

MOTION: Doug Gessell

SECOND: Alison Aleman

RESOLUTION: That the Board approve to appoint Nicole York to the Open Board position, and will appoint Dwayne Brown to the Open Architectural Committee seat at the September Board Meeting.

VOTE: All in favor

B. Storm Doors

The Board of Directors has met with the Architectural Committee to discuss the possibility of approving storm doors with screen inserts. The Architectural Committee determined that style would detract from the Community standards and would not be something the Committee would approve.

After further discussion, the Board determined storm doors with screen inserts would not be allowed at this time.

VIII. NEW BUSINESS

A. Safety Awareness Committee – Member Appointment

Management has received a candidate form from Ann-Marie Honor to join the Safety Awareness Committee. Ann-Marie has also met with the Committee Chair.

MOTION: Jason Stelling

SECOND: Shirley Ng

RESOLUTION: That the Board appoint Ann-Marie Honor to the Open Safety Awareness Committee position.

VOTE: All in favor

IX. NEXT MEETING

The next Board of Directors Open Session meeting will be Tuesday, September 12, 2017 at 7:00 PM at 3000 Riparian Drive, Elk Grove, CA 95757.

X. ADJOURNMENT

President Doug Gessell adjourned the Open Session meeting at 8:00 PM.

Approved: _____ Date: _____

DRAFT