

STONELAKE MASTER ASSOCIATION
OPEN SESSION BOARD OF DIRECTORS MEETING
Tuesday, September 12, 2017 at 7:00 PM
Stonelake Club, 3000 Riparian Drive, Elk Grove, 95757

MINUTES

DIRECTORS PRESENT

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

DIRECTORS ABSENT

None

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 7:00 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.

III. COMMITTEE UPDATE & INVITED GUESTS

A. Architectural Committee

Management provided the Board the Architectural Request Log Report for review. There were twenty-one (21) applications reviewed during the September ACC Meeting.

There are also still two (2) positions open on the Architectural Committee. One position scheduled to be filled this meeting.

B. Safety Awareness Committee

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

Committee Chair, Aaron Imura gave a verbal report regarding the proposal they received from Stonegate Patrol. The Committee requested an increase in service be effective immediately due to the recent break-ins. A number of homeowners were present to discuss this topic during open forum.

Aaron inquired how involved the HOA would be in neighborhood watch. President Gessell advised per HOA Legal recommendations, Neighborhood Watch should be handled directly by residents, without HOA involvement.

An inquiry from the Committee was also presented regarding CC&R clarification for lighting and security cameras.

Lastly, the Committee requested if the HOA Facilities could be used for Security Events/Meetings, to which the Board approved.

Due to the attendance of Members present, President Gesell approved to move Open Session up to the next Agenda item.

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, Canned Food Drive Research, Community Break-ins, Enforcement statistics, Community Event Updates, Community Classes, Current Reserve Projects and upcoming Reserve Projects.

The following violations were issued out this past month:

Architectural Modification-Not Approved 3	Paint-Clean and Paint 17
Architectural Modification-Not Within	Pets-Livestock not permitted 1
Architectural Guidelines 6	Portable Basketball Backboard-Conceal from
Fence/Gate-Paint 6	View 3
Fence/Gate-Repair 5	Signage-Not within Guidelines 1
Garage-Door 1	Suspension of Privileges-Delinquent
Guests-Not Authorized 1	Assessments 9
Landscaping-General Maintenance 27	Trash-Improper Storage 11
Maintenance / Repair-Address Numbers 1	Vehicles-Commercial Vehicle 1
Maintenance / Repair-Other 2	Vehicles-Recreational Vehicle 2
Miscellaneous Items-Remove from View 1	<u>Vehicles-Remove Disabled Vehicle 5</u>
	Total: 103

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.

Approximately 30-40 homeowners were present to discuss Community Safety. Reported items included:

- Member’s advised they call security, but do not get any calls back
- Never see the Patrol Car driving around
- Patrol Car has driven by homes that had police presence in front without stopping
- Member’s consider these break-ins an emergency and are requesting action now
- A homeowner present mentioned hiring off duty police officers to patrol
- Member’s requested if there are post orders available
- Requested a dedicated cell phone to call
- Additional City Lights requested for Courts
- Neighborhood watch discussions
- Safety Awareness Committee Chair advised the times listed on Crimereports.com are the times the data was entered, not the actual break-in
- Member requested email blast reminders to include Board Meeting date on the actual Meeting date as well/

VI. CONSENT CALENDAR

A. Approval of Minutes – August 2017

RESOLUTION: That the Board approve the August 8, 2017 Open Session Board Meeting Minutes.

B. FINANCIAL STATEMENT June 2017

That the Board approves the June 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 \$38,782.56 and year-to-date reserve funding of \$100,325.83 compared to the year-to-date reserve funding budget of \$97,890.00. The reserves are funded through June 30, 2017. The association has \$832,138.75 in operating funds, which represents 10.33 months of budgeted expenses and reserve contributions. The association has \$1,173,287.26 in reserve funds.

C. Lien Approval

RESOLUTION: Per the provided resolution dated August 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
1153-02	\$253.28
1216-01	\$676.94
1267-01	\$160.11
0878-01	\$196.48
0636-01	\$366.91

MOTION: Doug Gessell

SECOND: Shirley Ng

RESOLUTION: That the Board approve Consent Calendar items A-C, with the correction to the minutes regarding the Storm Door resolution.

VOTE: All in favor

VII. UNFINISHED BUSINESS

A. ACC – Member Appointment

Dwayne Brown has submitted his application to be appointed to the Architectural Committee. Dwayne also recently joined the ACC meeting to observe the process.

MOTION: Doug Gessell

SECOND: Shirley Ng

RESOLUTION: That the Board appoint Dwayne Brown to the Architectural Control Committee.

VOTE: All in favor

B. Committee - Open Seats (ACC & Safety Awareness)

Currently we still have 1 one seat on both the Safety Awareness Committee and Architectural Committee (following the appointment of Dwayne Brown to the ACC). Management has been soliciting for additional volunteers to no avail.

We are keep this on the Agenda, should anyone attending the meeting want to be Appointed.

ACTION: Table. Following the Open Forum discussions, Members left the meeting. No additional volunteers at this time.

VIII. NEW BUSINESS

A. Guest Policy Review

Per Board request, the Guest Policy has been placed on the Agenda for review. During the last Open Session, a new Member was concerned why we let outside people into the Facilities.

Current Policy - Each Household is allowed 4 Guests. They are allowed an additional 4 Guests, at \$4 each for a total of 8 Guests.

Member Only days are currently Monday's.

The Board can reduce the number of allowed Guests, or add an additional Member's Only day should a change be desired.

ACTION: Item tabled for further discussion at the next Meeting. Management will pull guest information.

B. Cornhole Game Purchase

Per Board request, Management looked into the option of purchasing Cornhole for Community Events.

Prices range from \$89.21 (Tailgate size) to \$128.94 (Regulation size). Currently when Cornhole is rented for Community Events, it costs \$35.00 for 8 hours.

MOTION: Jason Stelling

SECOND: Doug Gessell

RESOLUTION: That the Board approve the purchase of a regulation size cornhole game at \$128.94 plus tax and any shipping costs.

VOTE: All in favor

IX. NEXT MEETING

The next Board of Directors Open Session meeting will be Tuesday, October 10, 2017 at 7:00 PM at 3000 Riparian Drive, Elk Grove, CA 95757.

X. ADJOURNMENT

President Doug Gessell adjourned the Open Session meeting at 8:44 PM.

Approved: _____ Date: _____