

STONELAKE MASTER ASSOCIATION
OPEN SESSION BOARD OF DIRECTORS MEETING
Tuesday, October 10, 2017 at 7:00 PM
Stonelake Club, 3000 Riparian Drive, Elk Grove, 95757

MINUTES

DIRECTORS PRESENT

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

DIRECTORS ABSENT

Douglas Gessell, President
Nicole York, Chief Financial Officer

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 Vice President, Jason Stelling 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 ten (10) applications reviewed during the October ACC Meeting.

B. Safety Awareness Committee

Committee Member, Ann- Marie Honor was present and provided a verbal update. The original contact she was working with at the Elk Grove Police department for Neighborhood Watch is no longer there. She is working with another contact who is available the evenings Tuesday-Thursday to hold a meeting at the Clubhouse for vendors.

ACTION: Board review & file

IV. REPORTS

A. Manager's Report

Management provided the Board a written and verbal report with updates regarding the Association's Committees, Reserve Study, Canned Food Drive Research, Annual Election, 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 10
Architectural Modification-Not Within

Architectural Guidelines 1
Fence/Gate-Paint 32

Fence/Gate-Repair 2
Inappropriate Behavior-Misconduct 1
Landscaping-Borders-Repair or replace 2
Landscaping-General Maintenance 32
Maintenance / Repair-Window 1
Paint-Clean and Paint 30
Signage-Signage Not Permitted 1

Suspension of Privileges-Delinquent
Assessments 9
Trash-Improper Storage 11
Unsightly Items-Improper Storage 1
Vehicles-Remove Disabled Vehicle 2
Window Coverings-Material Not Allowed 3
Total: 138

ACTION: Board review & file

B. Owner Correspondences

The Board reviewed correspondences from homeowners regarding kudos on the recent Community Event, Taco Tuesday as well as a Thank you for the additional day patrols.

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.

Homeowners present discussed the following items:

- Patrol Service noted as sitting at the park for 15-20 minutes.
- Inquiry regarding the fountains on Elk Grove Blvd.
- Agenda posting inquiry.
- Thank you for the additional day patrol.
- Day Patrol vehicles driving too fast.

VI. CONSENT CALENDAR

A. Approval of Minutes – September 2017

RESOLUTION: That the Board approve the September 12, 2017 Open Session Board Meeting Minutes.

B. FINANCIAL STATEMENT JULY 2017

That the Board approves the July 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 \$37,334.06 and year-to-date reserve funding of \$117,101.31 compared to the year-to-date reserve funding budget of \$114,205.00. The reserves are funded through July 31, 2017. The association has \$841,468.47 in operating funds, which represents 10.44 months of budgeted expenses and re serve contributions. The association has \$1,190,062.74 in reserve funds.

C. FINANCIAL STATEMENT AUGUST 2017

That the Board approves the August 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 \$80,482.69 and year-to-date reserve funding of \$134,002.18 compared to the year-to-date reserve funding budget of \$130,520.00. The reserves are funded through August 31, 2017. The association has \$807,920.61 in operating funds, which represents 10.03 months of budgeted expenses and reserve contributions. The association has \$1,206,963.61 in reserve funds.

D. 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
0335-01	\$202.03
0748-01	\$148.64
1110-01	\$1,938.52
0216-01	\$242.51
0255-01	\$606.30
0996-01	\$223.32
1316-03	\$148.64

MOTION: Jason Stelling

SECOND: Alison Aleman

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

VOTE: All in favor

VII. UNFINISHED BUSINESS

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

Currently we still have two (2) seats the Safety Awareness Committee and one (1) for the Architectural Committee. 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: Tabled until volunteers submit applications.

B. 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. Board would like Management to seek feedback from the Membership.

VIII. NEW BUSINESS

A. Member Access Card – Variance Request

Management has received the enclosed variance request to allow a Member's Resident access to the Facilities. Management has advised the required documents in order to have a qualified Member obtain an Access Card. It seems the homeowner is renting a room in their home, which is against CC&R Section 4.4 Leasing of Lots (4.4.2 - No owner may lease less than the entire Lot).

The homeowner was present during the meeting to discuss the request with the Board. Homeowner advised it is a family friend and she is not paying her rent.

MOTION: Jason Stelling

SECOND: Shirley Ng

RESOLUTION: That the Board respectfully deny the Homeowner's request for a variance and advised proper documentation must be provided in order to obtain a Member Access Card.

VOTE: All in favor

B. Member Request Rule Review/Consideration

Management has received written requests from 2 Members regarding the following:

Vehicles - Member is requesting a maximum requirement of 4 vehicles per home be implemented, due to parking concerns.

Pool Use, Minors - Member is requesting additional information on the reasoning for requiring a Member to stay with their Minor and Minor's guests, if they (Adult Member) initially signs them in to use the pool.

ACTION: Regarding the vehicles, the Board would like to table this until the full Board is present to discuss. Regarding the minor's being allowed to stay after being checked in by an Adult Member, they will not consider changes to this policy at this time, may be revisited when the rules are updated.

IX. NEXT MEETING

The next Board of Directors Open Session meeting will be Tuesday, November 14, 2017 at 7:00 PM at 3000 Riparian Drive, Elk Grove, CA 95757.

X. ADJOURNMENT

Vice President, Jason Stelling adjourned the Open Session meeting at 7:42 PM.

Approved: _____ Date: _____