

STONELAKE MASTER ASSOCIATION
OPEN SESSION BOARD OF DIRECTORS MEETING
Tuesday, May 14, 2019 at 7:00 PM
Stonelake Club, 3000 Riparian Drive, Elk Grove, 95757
MINUTES

DIRECTORS PRESENT

Nicole York, President
Jacob Rambo, Vice President
Alison Aleman, Secretary
Shirley Ng, Treasurer
Barbara Patterson, Director

DIRECTORS ABSENT

FIRSTSERVICE RESIDENTIAL MANAGEMENT

Jacqueline Gomez, CMCA[®], AMS[®] General Manager
Janelle Rodriguez, Assistant Manager of Property Operations

I. CALL TO ORDER

The Open Session meeting was called to order at 7:16 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, Legal items and member delinquency as specified in Civil Code.

III. COMMITTEE UPDATE & INVITED GUESTS

A. Architectural Committee

Management provided a report of all applications that were processed since the last Board Meeting.

B. Safety Awareness Committee

No report.

IV. REPORTS

A. Manager's Report

Management provided the Board a written and verbal report with updates regarding ACC Requests, Paint Colors, Pool Hours, Proposed Fine Schedule update, Enforcement, Community Event Updates, and Reserve Projects.

A copy of the full management report is available upon request.

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.

The following items were discussed during Homeowner Forum:

- A Member present discussed violations throughout the Community and concerns regarding items such as Holiday lights being left up, vehicles parking on the street, items being left for pick up in the street, painting of homes and landscaping.
- There was discussion of the proposed CNU Hospital being more of a medical complex than just a hospital.
- A Member present reported a vehicle break-in.

VI. CONSENT CALENDAR

A. Approval of Minutes April 2019

RESOLUTION: That the Regular Session minutes dated April 9, 2019 be approved as presented.

B. Financial Statement March 2019

That the Board approves the Association's income statement for March 31, 2019, comparing actual results to budget, reserve statement, bank statements and reconciliations, check history report and general ledger as presented, subject to an annual audit. The report reflects a year to date net operating income/(loss) of \$40,116.15 and year-to-date reserve funding of \$45,589.46 compared to the year-to date reserve funding budget of \$44,010.00. The actual year-to-date operating expenses were \$209,306.38. The budgeted year-to-date operating expenses were 248,604.00. The reserves are funded through March 31, 2019. The association has \$869,772.70 in operating funds, which represents 10.50 months of budgeted expenses and reserve contributions. The association has \$1,036,977.17 in reserve funds.

C. Lien Approval

RESOLUTION: Per the resolution dated April 30, 2019, 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
0147-01	\$149.85
0636-01	\$158.64
1121-02	\$154.29
0748-01	\$466.42

D. Foreclosure Documentation

Per California Civil Code 5705(c), this item serves to document action taken by the board in executive session to involve the association's collection attorney in delinquent account proceedings, which may result in foreclosure action by the association against the properties mentioned below:

APN
132-0590-046-0000

MOTION: Jacob Rambo

SECOND: Nicole York

RESOLUTION: That the Board approves the consent calendar, items A-D, as presented, Alison Aleman abstained.

VOTE: All in favor

VII. UNFINISHED Business

A. Proposed Hospital

This item is included on the Agenda in order to provide ongoing updates to the Community regarding the proposed hospital.

ACTION: Board Discussion

B. Pool Hours

Management has received a number of complaints regarding the new pool hours.

Copies of written complaints have been provided to the Board.

ACTION: The Board approved to open the pool up at 4:00 AM with the closing time still being 9:00 PM.

VIII. NEW BUSINESS

A. ACC Appeal – Jenkins

This homeowner is appealing the Committee's denial of her application as she states there are other homes in here area with blue trim.

The Committee denied the request due to the color not being anywhere else in the Community and being too vivid of a teal.

MOTION: Jacob Rambo

SECOND: Barbara Patterson

RESOLUTION: That the Board respectfully denies the homeowner's request to appeal, in agreeance with the Committee's decision.

VOTE: 3 in favor, Shirley Ng and Alison Aleman recused.

B. ACC Appeal – Kinsey

This homeowner is appealing the Committee's denial of their unapproved rock, California Gold.

The homeowner's had previous approval to remove a tree, but the approval was contingent upon them installing a replacement which they did not do. After receiving notice, the homeowner's reapplied to not replace the tree, which was approved by the Committee at the May meeting.

There are only two current approved rocks on the list; lava rock and river rock.

MOTION: Jacob Rambo

SECOND: Nicole

RESOLUTION: That the Board respectfully denies the homeowner's request to appeal, however, also request the Architectural Committee to research additional rock options and no action be taken against the homeowner until further discussions by the Committee and Board.

VOTE: All in favor

C. ACC Appeal – Barnes

This homeowner is appealing the Committee's decision to make her select a lighter trim color. The homeowner did take some time to choose another color per Committee direction.

The Committee stated the colors are too close to each other. The homeowner feels are the homes in her cul-de-sac have similar colors and would like to go with the original trim selected.

MOTION: Nicole York

SECOND: Jacob Rambo

RESOLUTION: That the Board respectfully denies the homeowner's request to appeal, in agreement with the Committee's decision.

VOTE: 4 in favor, Shirley Ng opposed.

D. 2018 Annual Financial Review & CPA Rep Letter

Civil Code requires that the Association engage a Certified Public Accountant to perform an audit or review of the financial statements for any fiscal year in which the gross income of the Association exceeds \$75,000.

As a result, CPA Paula E. Hegner has prepared the Annual Financial Review along with the Association's taxes.

When preparing the review, Paula reviewed all the Association's financial records, all 2018 Executive Minutes, Open Session Minutes as well as the prepared Reserve Study.

MOTION: Jacob Rambo

SECOND: Barbara Patterson

RESOLUTION: That the Board approve the financial review as presented by Paula E. Hegner CPA and to mail a copy to the Membership.

VOTE: All in favor

E. Homeowner Request – Grad Banner

Stonelake Member, Ruby Wolf has made a suggestion to have a banner placed in the Community Congratulating that year's High School graduates.

If the Board chooses to do this, we can order banners at less than \$75 each.

MOTION: Nicole York

SECOND: Jacob Rambo

RESOLUTION: That the Board respectfully deny the request.

VOTE: All in favor

F. Homeowner Request – Nest Booth

Homeowner Valerie Chinn is requesting on behalf of the NEST group to allow NEST to have a booth at the Community BBQ on May 19th.

Historically the Board has not allowed any booths at Community Events.

MOTION: Jacob Rambo

SECOND: Shirley Ng

RESOLUTION: That the Board respectfully deny the request.

VOTE: 2 in favor, Barbara Patterson opposed, Nicole York and Alison Aleman recused.

IX. NEXT MEETING

The next Board of Directors Open Session meeting will be Tuesday, May 14, 2019 at 7:00 PM at 3000 Riparian Drive, Elk Grove, CA 95757.

X. ADJOURNMENT

President adjourned the Open Session meeting at 8:26 PM.

Approved: _____ Date: _____