

STONELAKE MASTER ASSOCIATION
OPEN SESSION BOARD OF DIRECTORS MEETING
Tuesday, December 10, 2019 at 7:00 PM
Stonelake Club, 3000 Riparian Drive, Elk Grove, 95757
MINUTES

DIRECTORS PRESENT

Nicole York, President
Jacob Rambo, Vice President
Shirley Ng, Treasurer
Alison Aleman, Secretary
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 7:04 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.

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.

- A Member present reported his concerns with the amount of Guests allowed to use the facility as well as concern regarding the free calendar classes.
- A Member present from NEST requested clearer communication from the Board regarding updates on the proposed CNU hospital.

VI. CONSENT CALENDAR

A. Approval of Minutes November 2019

RESOLUTION: That the Regular Session minutes dated November 12, 2019 be approved as presented.

B. Financial Statement October 2019

That the Board approves the Association's income statement for October 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 \$6,698.96 and year-to-date reserve funding of \$161,657.21 compared to the year-to-date reserve funding budget of \$146,700.00. The actual year-to-date operating expenses were \$841,268.64. The budgeted year-to-date operating expenses were \$828,680.00. The reserves are funded through October 31, 2019. The association has \$948,302.61 in operating funds, which represents 11.44 months of budgeted expenses and reserve contributions. The association has \$994,339.64 in reserve funds.

C. Lien Approval

RESOLUTION: Per the resolution dated December 4, 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
0025-02	\$148.64
0159-02	\$148.64
0821-01	\$275.27

D. Foreclosure Approval

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
132-0680-046-0000

MOTION: Nicole York

SECOND: Shirley Ng

RESOLUTION: That the Board approve consent calendar items A-D as presented.

VOTE: 4 in favor, Jacob Rambo abstained

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: Review & File

B. ACC Appeal - Khoury

The Board previously stayed this homeowner's appeal. They requested the Committee review the Exterior Door policy. Policy is pending review. Item will be placed on Agenda until final determination is made.

ACTION: Item tabled.

C. Project Planning – Reserve Components & HOA Updates

Provided for Board review is the updated Reserve Project spreadsheet previously provided to the Board.

This item has been placed for Board discussion on prioritizing projects. Will continue to be placed on Agenda until formal determinations are made.

ACTION: Item tabled.

D. Water Conservation – Fall 2018 City Notice

This item has been requested by Shirley Ng.

Shirley would like to keep this on the Agenda to ensure it be addressed, should the water restrictions be implemented.

ACTION: Item tabled

VIII. NEW BUSINESS

A. ACC Appeal – Salvatore

The homeowner of 2432 Lark Sparrow submitted an Architectural Request for retroactive approval of exterior lights that were installed without authorization.

The Architectural Committee denied the request as the style of lighting is not cohesive with the Community.

MOTION: Nicole York

SECOND: Jacob Rambo

RESOLUTION: That the Board respectfully deny the Appeal for retroactive approval of exterior lighting, upholding the Architectural Committee's determination as the lighting is not consistent with the Community.

VOTE: All in favor

B. ACC Appeal – Silva

Homeowner of 9764 Tundra Swan submitted an Architectural Application to keep the tree they planted without authorization (Japanese Red Maple).

The Architectural Committee denied the application as the tree planted is not a street tree.

MOTION: Jacob Rambo

SECOND: Alison Aleman

RESOLUTION: That the Board respectfully deny the Appeal for retroactive approval of an installed tree, upholding the Architectural Committee’s determination as the guidelines state a street tree must be planted at least every thirty (30) feet.

VOTE: All in favor

C. Insurance Resolution – Carolyn’s Balloon Creations

In accordance with Management’s duty to keep the board apprised of the potential risks as well as to support the Board’s ability to ensure the proper review and management of vendors providing service to the community, this item has been added to the agenda for Board review.

Management has requested the below listed information from Carolyn's Balloon Creations.

The Vendor has provided:

This vendor meets all the requirements except her auto limit is too low. Our requirement is \$1 million combined single limit. The vendor has \$1 million limit but there are sublimits for bodily injury (\$250K per person / \$500K per accident).

MOTION: Jacob Rambo

SECOND: Alison Aleman

RESOLUTION: That the Board approve Carolyn's Balloon Creations current coverage as outlined above.

VOTE: All in favor

IX. NEXT MEETING

The next Board of Directors Open Session meeting will be Tuesday, January 14, 2020 at 7:00 PM at 3000 Riparian Drive, Elk Grove, CA 95757.

X. ADJOURNMENT

President adjourned the Open Session meeting at 7:45 PM.

Approved: _____ Date: _____