

STONELAKE MASTER ASSOCIATION
OPEN SESSION BOARD OF DIRECTORS MEETING
Wednesday, October 5, 2011, at 6:00 PM
Stonelake Clubhouse, 3000 Riparian Way, Elk Grove, CA 95757

MINUTES

DIRECTORS PRESENT

Michele Mihalko (left the meeting at 6:30 PM)
Daniel Allen
Michael Dube

DIRECTORS ABSENT

Marty Martin
Gina Tosi-Smith

MERIT PROPERTY MANAGEMENT, INC.

Scott Hubbard, Community Manager, CCAM
Rachel Corona, Community Manager, CCAM
James Hofmann, Facility Director

EXECUTIVE SESSION SUMMARY

An Executive Session meeting was held on August 25, 2011, in accordance with California Civil Code 1363.05 (b) to discuss matters relating to delinquencies, third party contracts, and homeowner issues.

I. CALL TO ORDER

President, Michele Mihalko called the meeting to order at 6:04 PM

II. CONSENT CALENDAR

A. Lien Approval

The Board was provided with a request to file liens against the accounts listed on the open session resolution dated September 8, 2011 should the assessments not be paid with the time period established in the intent to lien letter.

B. Ratification of Prodigy Homes Delegate District Decision

The Board was provided with the signed action without a meeting designating the three Prodigy Homes to Delegate District C.

MOTION: Daniel Allen
SECOND: Michele Mihalko
VOTE: All in favor
RESOLUTION: to approve Consent Calendar Items A and B as presented.

III. UNFINISHED BUSINESS

A. Solicitation of Candidates

President Mihalko announced that the nominations for Delegates and Alternate Delegate will close on October 15th at 5:00 PM.

IV. HOMEOWNER OPEN FORUM

The following topics were discussed during the Homeowner Open Forum:

- The Delegate, Alternate Delegate and Board of Director elections
- Questions related to the formation of the 2012 budget
- Assessment delinquencies

V. NEW BUSINESS

A. 2012 Budget Workshop

Management reviewed the budget with the Board by going through each line item including the revenue and expenses.

The Board directed Management to contact Browning Reserve Group about the following: the affects of eliminating the \$30,000 Reserve Contingency line item, confirm that the pool lights are included in the reserve study, confirm that the Protection One camera lease and all related security camera expenses are included, lounge carpet replacement, how it would affect the study to go with tile or laminate flooring, and confirm that the defibrillator is included in the study.

B. Reserve Study

There was some discussion, but no approved resolution.


VI. NEXT MEETING

The next Open Session Board of Directors meeting will be held Thursday, October 27, 2011.

VII. ADJOURNMENT

The motion to adjourn the meeting was made by Michael Dube at 8:14 PM.

Approve: _____



Date: _____

11/17/2011