

STONELAKE MASTER ASSOCIATION
OPEN SESSION BOARD OF DIRECTORS MEETING
Tuesday, December 14, 2010 at 6:00 PM
3000 Riparian Drive, Elk Grove, CA 95757

MINUTES

DIRECTORS PRESENT

Michele Mihalko
Paul Sidhu
Gina Tosi-Smith
Daniel Allen

DIRECTORS ABSENT

Jeanne Li

MERIT PROPERTY MANAGEMENT, INC

Rachel Corona, Community Manager

LEGAL COUNSEL

Darren Bevan, Baydaline and Jacobsen

I. CALL TO ORDER

Michele Mihalko called the meeting to order at 6:20 PM.

II. HOMEOWNERS OPEN FORUM

- Member Ng - stated that she was opposed to the recount of ballots w/a "2" on them. She objects to the Board approving \$1000 for appreciation party.
- Member Salas - stated that he liked the appreciation party for staff and volunteers.
- Member Sibner - stated that the recording of meetings should be done by the Association. He objects to not counting the ballots marked w/a "2" on them. He also stated that the instructions on the ballot were confusing and he objected to them prior to 12/2/2010.
- Member Buckman - Asked if Rachel Corona stated she would not count ballots w/a "2" at the 12/2/2010?
- Rachel Corona - stated that there were a number of ballots marked with a "2". She did state that she did not count the ballots with a "2" on them at the 12/2/2010 meeting. She did count the District B ballots with a "2" on them and then recounted them without including the ballots that were marked with a "2". The ballots were not counted in private. She also stated that both District B and District C ballots were recounted at the 12/2/2010 meeting.
- Member Ng - Stated she didn't think the ballots w/the "2" should be counted based upon Rachel Corona's statements at the 12/2/2010 meeting.
- Rachel Corona - stated that she needed to respond to the questions that were raised regarding the District Delegate Election.
- Member Lena - stated that the ballots were confusing. He asked if the content of the voter could be determined would the ballot be counted?
- Rachel Corona - stated she would count ballots when she could determine the intent of the voter.

III. RECOUNT OF IRREVOCABLE SECRET BALLOTS

Rachel Corona provided a statement to the Members regarding the recount of the District Delegate Ballots.

The recounting of the ballots for the District Delegate Election was conducted by Inspector of Election, Rachel Corona.

The Board proceeded on to the next item on the Agenda while the Inspector counted ballots.

IV. CONTINUE REVIEW OF PARKING PANEL RECOMMENDATIONS AND PARKING RULES FROM 12/9/2010 MEETING

The Board of Directors reviewed and discussed the parking rules and parking panel recommendations and directed Management to provide their draft of the parking rules to the Association Legal Counsel for final review.

The following questions/comments were raised by Members during the Boards review.

- Member Sibner - had a nuisance question regarding section B-7(d) of the draft.
- Member Jones - stated that he believes he can park on the streets w/ his guests. He does not believe the HOA can fix the problem of bad neighbors.
- Director Milhalko - stated that the parking rules are enforceable because of section 8.2.5. of the CC&Rs.
- Enforcement discussion continued between members.
- Member Buckman - stated the HOA does not have the ability to enforce on public streets and the HOA cannot bring people to hearing because of parking.

V. RESULTS OF IRREVOCABLE SECRET BALLOT RECOUNT

District A Delegate - 51 votes total; 46 for Tom Rehmann

District B Delegate - 49 votes for Brian Salas; 41 votes for Mark Buckman;

District B Alternate Delegate - 1 vote for Monica Pfirmman

District C Delegate - 40 votes for Tom Gilevich; 50 votes for Shirley Ng

District C Alternate Delegate - 61 votes for John Fitzpatrick

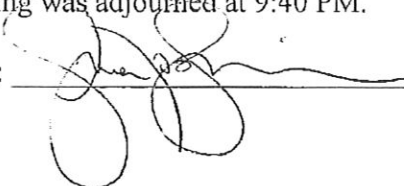
The Minutes were approved in all Districts. The results will be posted on the Stonelake Website.

There were 19 ballots total that were not counted - 2 in District A; 13 in District B; 4 in District C.

VI. ADJOURNMENT

The meeting was adjourned at 9:40 PM.

APPROVED: _____



Date: _____

2-10-11