

STONELAKE MASTER ASSOCIATION
OPEN SESSION BOARD OF DIRECTORS MEETING
Thursday, December 9, 2010 at 6:30 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
Scott Hubbard, Community Manager, CCAM

EXECUTIVE SESSION

An Executive Session meeting was held on November 18, 2010, 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

Michele Mihalko called the meeting to order at 6:36 PM.

II. OLD BUSINESS

A. Parking Panel Recommendations and Parking Rules Discussion

The Following discussion took place regarding the parking rules:

- Director Paul Sidhu stated that the parking panel recommendations were good and thought their recommendations could be incorporated into the rules. Paul created a redline of the rules that the parking advisory panel recommendations included.
- Director Michele Mihalko read her intent of rule change for the parking enforcement.
- Director Daniel Allen also read his parking comments. The Board had questions regarding his proposal, and discussed and clarified his thoughts.
- The Board reviewed Director Paul Sidhu's comments and edits to the parking rules one by one, as they went through the document.
- The Board asked Management to talk to legal council and verify if the rules need to say that members with a variance will be required to display a vehicle tag to identify them with such variance.

The Board had no further discussion regarding the parking rules; the item was tabled.

III. NEW BUSINESS

A. Management Report

Management gave a brief verbal report on the items discussed during the November 18, 2010, executive session meeting.

B. Architectural Application – 2912 Peppergrass Way

The reviewed the application and asked Management to respond to the owner and clarify why the owner decided to use an aluminum pole. This item was tabled until the next meeting.

C. September 2010 Financial Statement

MOTION: Daniel Allen

SECOND: Gina Tosi-Smith

RESOLUTION: The Board voted unanimously to approve the financial statement and bank reconciliation dated September 2010 as presented, reflecting \$382,175.81 in operating funds, \$335,390.24 in reserve funds, \$171,017.06 in owner's receivable, \$3,842,153.23 in Other Assets and total assets of \$4,013,170.27. The statement reflects year-to-date Reserve contribution of \$115,236.87 compared to a budget of \$114,804.00.

IV. HOMEOWNER OPEN FORM

- El Stone: Ms. Stone read an email from Dianne Stevenson. Ms. Stevenson bought her home because of the CC&R parking rules. She is disappointed that some of the owners are not following these rules. She is pleased that the Board is addressing the parking issues.
- Gary: Gary is pleased with the recommendations from Paul's redline, because he feels it is moving in the right direction. He had a questions about the addition of B8-E. A guest repeatedly parks in front of another residents home and there is nothing in the document that allows a neighbor to complain about another resident's guest always parking in front of another residents lot. He would like some language added to the parking rules to address this.
- Shirley Ng: Ms. Ng clarified that the panel wanted to state that the streets are public and the Association could not enforce parking. However, if the complaining resident could see that their neighbor was using their garage for storage then they would be able to address the street parking by dealing with their garage.
- A member had a question regarding B7-D. They were wondering if the 72-hour rule in G would make D a conflict.
- A member made a comment that the 72-hour rule regarding trailers/recreational vehicles would apply to guests; therefore, they would be able to bring these types of vehicles into the community but residents couldn't

- Jonathan Yee: Mr. Yee stated that another member said that the panel wanted to match the 72 hours that were stated for the continuously parked, but they felt that it was a long time so they encouraged a shorter time.
- Shirley Ng: Ms. Ng clarified that only neighbors could submit a violation. This was done in order to avoid a member from walking the community and submitting violations.
- Felicia Miller: Ms. Miller thanked the Board for recognizing the time the panel members spent because it was not easy. What the Board is seeing is a majority vote because nothing was arbitrary. She is a bit offended that there was so much picking apart about something that was so carefully crafted.
- A member stated that the reason the parking advisory panel chose neighbors to report other neighbors was because only that neighbor knows what is going on with their immediate neighbors.
- A member stated that parking patrol would not be able to enforce without chalking the tires.
- A member stated that the 72-hour rule on parking recreational vehicles was put in because it is consistent with the City of Elk Grove.
- A member stated that she wanted the placard portion of the rules taken out because a variance is an agreement between the owner and the Board.
- A member stated that the parking advisory panel put in as a condition that only a member in good standing could report a complaint because owners' who didn't pay dues don't have the right to complain.
- A member stated that the panel didn't want anything implied so the panel put a lot of language in the recommendation, so they made recommendations to the Board on how the procedures were addressed.
- Vicki Lasolof: Ms. Lasolof thanked the Board and the Committee. She stated she made a decision to find a community where there were parking rules and is grateful the Board and the Committee have put in the effort to make everything work.
- Jonathan Yee: Mr. Yee made comment in regard to Daniel Allen's recommendations (page 2 item D). Mr. Yee suggested that the verbiage be changed to "the management company" while acting on behalf of the resident. Because if it's not a problem for the resident, then the Board should not be enforcing it.
- Vince Lena: Mr. Lena thinks this is a fair compromise. However, he thinks it is hypocritical that other members can report other violations, but not with parking. Mr. Lena feels the same process should be used for each type of violation.
- Kathy Engle: Ms. Engle asked by not being consistent regarding the way parking violations are submitted is that causing a problem with the other violations?
- John Bob: Mr. Bob stated this was a good compromise. He also stated that anyone with a variance should be required to park in front of their own home.
- Bart Miller: Mr. Miller asked what's the process for changing rules. He also asked if this could be included on the cover letter.

- Victoria Rodarte: Ms. Rodarte stated that a lot of effort was put into the Parking Advisory Panel's recommendations and thought it was a good move forward.
- Melissa McDonald: Ms. McDonald stated that she wished she could comment on the street cars around the corner from her, as she has to drive through a street that's crowded in order for her to get to her home.
- El Stone: Ms. Stone is excited that they are almost done and is happy with the compromise. She reminded the Board that an HOA is a different community than other communities and the City of Elk Grove holds HOAs at a higher level than other communities. She would hope that guest be required to follow the same rules. Ms. Stone appreciates Daniel Allen's sensitivity regarding this being that this is her whole community not just on her street. She takes great exception to Mark Buckman's statement that the Board is not open to hearing the community. The Board opened the panel to come up with a solution, anyone could have been involved. She thinks that the Board has more than proven to do their best to hear and respond, and acts patiently to come up with a reasonable, common sense and productive solutions.
- A member stated that her neighbor parks his vehicles in his garage and does not park in his driveway.
- Mark Buckman: Mr. Buckman is interested to see what the Board comes up with. He thinks the main change was that the Association would enforce street parking. The panel stated that the Association could not enforce parking. He stated that this is a nuisance issue that only bothers immediate neighbors. He wants to make sure the parking violations come through as garage/driveway violations and not parking. He stated the panel wanted a kinder HOA by giving members a "maybe you didn't know" notice. Mr. Buckman also said the panel said there is no legal way to enforce guest parking; this over time could be considered a nuisance.
- A member asked, at what point do we call them to hearing and take away their privileges?
- Rachel Corona, Community Manager: Ms. Corona recapped the questions that were raised by the members at the District Delegate Election and stated that the ballots would be recounted at an open session meeting on December 14, 2010.
- Vince Lena: Mr. Lena stated that the intent of a voter can be counted. Mark should have been allowed to vote.
- Shirley Ng: Ms. Ng asked if the Board was going to discuss what is going to happen at the meeting. Ms. Ng also asked if District B could have a re-election.

V. NEXT MEETING DATE

The next meeting is scheduled for Tuesday, December 14, 2010 at 6:00 PM.

VI. ADJOURNMENT

Michele Mihalko adjourned the meeting at 9:58 PM.

APPROVED: _____ Date: _____