

**STONELAKE ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES**

THURSDAY, FEBRUARY 11, 2010
STONELAKE CLUBHOUSE
3000 RIPARIAN DRIVE, ELK GROVE, CA 95757

MINUTES

I. MEETING CALLED TO ORDER / ESTABLISHED QUORUM

The meeting was called to order at 6:32 PM by Director Tosi-Smith

Directors Present: Director Tosi-Smith, Director Sidhu and Director Li

Directors Absent: Director Allen and Director Mihalko

Merit Property Management: Rachel Corona, Community Manager

II. ELECTION RESULTS

The Inspector of Election, (Association Management), will determined the following:

- Ballots were mailed per Civil Code 1363.03
- Election Quorum was met
- The District Delegates were provide with the following:
 - Total Number and classification of votes in each district
 - Total number and classification of absentee votes by district
- The District Delegates cast a total of 1467 votes
- Jeanne Li was elected to serve a three year term on the Stonelake Board of Directors.
- The 2008 Annual Meeting Minutes were approved by the Membership
- The 7-604 IRS Ruling was approved by the Membership

III. MEETING SPONSOR - Ila Huster, with Huster Notary provided deserts for the meeting attendees.

IV. CITY OF ELK GROVE UPDATE was presented by El Stone

V. COMMITTEE UPDATES

Burrows Security provided a security update

- Burrows provides vacation watches - Members can call dispatch and burrows will patrol their home while they are on vacation.

Security Committee update - provided by Vince Lena

- Safety Party in May - there will be a jump house, face painters and DJ.

VI. APPROVAL OF CONSENT CALENDAR

A. Authorization to Lien

Resolution: The Board approved the following accounts be liened should the delinquent assessments not be paid within the time period established in the lien letter:

Acct: 0399-01

Acct: 0761-01

Acct: 1271-01

Acct: 0680-01

Acct: 1467-01

B. Approval of Minutes of October 8, 2009 Board of Directors Meeting

Resolution: The Board of Directors reviewed and approved the October 8, 2009 Meeting Minutes as presented

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C. FINANCIAL STATEMENTS

Director Sidhu requested the approval of the December 2009 Financial Report be removed from the consent calendar and added to the next Open Session in May for approval.

Action: Motion: Director Sidhu Second: Director Li Vote: All in favor

Resolution: That the Board approves consent calendar items **A & B** as presented.

VII. HOMEOWNERS OPEN FORUM

The following items were brought up by Members of the Association:

- Member asked if security knocks on doors after 11:00 PM at night; response - they do not
- Member requested the Association send a letter to the City of Elk Grove regarding the Liquor Store hours
- Member Lena requested copies of the Daily, Incident and Monthly Summary Log provided by the Security Company
- Member requested Management send notices to owners on Bobbel street regarding their street trees (maybe not the correct tree and they are not growing properly).
- Member requested that a report be provided at the next open session showing the number of foreclosures in 2008 vs. 2009.
- Member requested the Board provide a 2011 budget draft for members to review and discuss with the Board prior to approval.
- Community Events - how is the budget money divided up? Request to provide a summary at the next open meeting
- Rental Properties - the City of Elk Grove is requiring owners register their rental properties. The information will be provided in the next newsletter.
- The area by West Taron and Ruddy Duck - Landscaping is not being maintained. This area is maintained by the Elk Grove CSD
- Wall along the perimeter of the community has graffiti - City of Elk Grove maintains.
- Fitness Center rule - Minors are not allowed in the fitness center (under 14); rule needs to be changed because minors can be in the fitness center area.
- Member requested a card swipe at the fitness center door; random checks need to be performed by management.

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VIII. NEW BUSINESS

A. Pool Maintenance

Resolution: The Board approved the proposal from the Pool Doctor be approved to maintain the pool, kiddie pool and spa for a fee of \$1,375, with funding to be expended from operating account - Pool/Spa Maintenance line item.

Action: .Motion - Director Sidhu Second: Director Li Vote: All in favor

B. Parking Rules - Discussion

The Board of Directors made the following comments to the proposed rule changes.

- Add something in the rules regarding variances (special circumstances)
- How would the association impose fines for parking violations if the association does not know who the vehicle belongs to.
- Suggested a town hall style meeting to discuss proposed parking changes (legal council present?)
- Should the association issued parking cards?
- Check parking rules for recreational vehicles connected to a vehicle
- Define carport
- Should driveway parking be allowed? Garages should be used first
- Specific discipline process for not registering vehicle
- No commercial vehicles
- Street parking is for guests only
- Member asked if legal council could be present at the parking meeting
- Member asked if there will be patrol enforcement during the day

Resolution: None

IX. NEXT MEETING

The next meeting of the Stonelake Association is scheduled for Thursday, May 13, 2010 at 6:30 PM located at The Stonelake Clubhouse.

X. MEETING ADJOURNMENT