

**STONELAKE MASTER ASSOCIATION
OPEN SESSION MINUTES
BOARD OF DIRECTORS MEETING
THURSDAY, MAY 13,2010 AT 6:30 PM
STONELAKE CLUB HOUSE
3000 RIPARIAN, ELK GROVE, CA 95757**

DRAFT MINUTES

I. MEETING CALLED TO ORDER AND QUORUM ESTABLISHED

The meeting was called to order at 6:30 PM by Director Mihalko

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

Merit Property Management: Rachel Corona, Community Manager

II. WELCOME - Member Leza Regina with "Show Me Drop 3 Sizes" sponsored the Open Meeting with homemade sushi and refreshments.

III. COMMITTEE UPDATES

- **Security Committee** - Update provided by Vince Lena regarding the Safety Fair.
- **District Delegate** - Next Meeting is scheduled for June 10th at 6:00 PM
- **Governing Documents Committee** - The Governing Docs committee has provided the Board with their recommended changes to the Clubhouse Rules.
- **Financial Report** - A verbal financial update was provided to the Members by the Community Manager, Rachel Corona

IV. APPROVAL OF CONSENT CALENDAR

- a. Resolution:** The Board Approved the Minutes dated February 11, 2010 and March 18, 2010 as presented.

Motion: Director Sidhu **Second:** Director Tosi-Smith **Vote:** All
in Favor

V. READING OF PROPOSED RULES - The Community Manager read the proposed rules that were mailed to the membership for 30 day review. The Community Manager also noted that vehicle towing was not longer a part of the proposed rules.

WELCOME - Association Legal Council - Jennifer Jacobsen, with Baydaline and Jabobsen. Mrs. Jacobsen made a brief statement regarding the proposed parking rules and the authority of the Board of Directors to enforce the Governing Documents of the Community.

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- VI. HOMEOWNERS OPEN FORUM** - There were approximately 370 members who attended the meeting to voice their concerns regarding the proposed changes to the Community Rules and Regulations. The Board heard over three hours of questions and comments from the Members. The following is a list of noted questions that were raised during homeowners open forum.
- How is the board going to pay for this?
 - No authority to ticket or tow in vehicle code
 - No legal authority to enforce on public streets
 - 5 years statute on CC&R's
 - Past interpretation has allowed party on streets
 - More notice to members
 - Fines for parking on street is proposed
 - CC&R's are not legal
 - How can the District Delegates can be contacted
 - Have more to on hall meetings
 - Parked in driveway and there can garage only have two cars in driveway.
 - Vehicles signs commercial in driveways
 - ? on 72 hour driveway restriction- how to enforce?
 - Driveway parking - how to enforce?
 - Privacy issue
 - Guest parking need to be clearer
 - Point out CC&R changes process
 - Clearly state process for rules and how they are implemented
 - Security- crime increasing- information on website
 - Database with information "security"
 - Request specifically identify why this is being implemented- specify legal basis for decisions
 - Only enforceable under contract- this gives guests/public more rights than homeowners
 - Cost for extra parking
 - Clearer on how the rules will be enforced
 - Security sleeps in car
 - Neighborhood watch- focus
 - Disclosure of fees ?
 - Business vehicles- want them to be allowed in driveways
 - Put how your going to pay for security
 - Do not have control over public parking on the streets
 - Send Tom Smith copy of the quorum requirements
 - RULE: Homeowners can park in front of their own home

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A petition was submitted to the Board opposing the proposed parking rule changes. The petition was signed by various members of the Community. An actual count of signatures was not tallied at the meeting.

VII. OLD BUSINESS

a. Parking

Resolution: The Board tabled adopting the proposed Community Guidelines changes and will notify the Members of the next meeting scheduled to discuss how to proceed with parking and other community rule and regulations changes.

Motion: Director Sidhu **Second:** Director Tosi-Smith **Vote:** All in Favor

VIII. NEW BUSINESS

a. Security Committee Reports

Resolution: The Board approved the Burrows Summary, Deggy and Incident reports be provided to the Safety Committee Chair Vince Lena without homeowner addresses included.

Motion: Director Tosi-Smith **Second:** Director Sidhu **Vote:** All in favor.

b. Proposed Clubhouse Rules and Regulation Changes.

Resolution: The Board tabled reviewing and commenting on the proposed Clubhouse Rule changes provided by the Governing Documents Committee.

Motion: Director Allen **Second:** Director Li **Vote:** All in favor.

IX. ADJOURNMENT

There being no further business to come before the Board meeting was adjourned at 9:53 PM..

Note: After the meeting was adjourned Members Ng and Dube requested that the petition be returned to them. The petition was made available for pick up at the Clubhouse. Member Ng picked up the petition.