

NAME ASSOCIATION  
BOARD OF DIRECTORS MEETING – OPEN SESSION  
July 8, 2010 at 6:30 PM  
STONELAKE CLUBHOUSE  
3000 RIPARIAN DRIVE, ELK GROVE, CA 95757

**DRAFT MINUTES**

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DIRECTORS PRESENT

Director Hihalko  
Director Sidhu  
Director Allen

DIRECTORS ABSENT

Director Li  
Director Tosi-Smith

MERIT PROPERTY MANAGEMENT, INC.

Community Manager, Rachel Corona

I. CALL TO ORDER

The Regular Session meeting of the Board of Directors for the Stonelake Master Homeowners Association was called to order at 6:30 PM. by Director Mihalko.

II. SPECIAL MEETING UPDATE

Director Mihalko informed the Members that the Board will be holding a special open meeting to discuss how to move forward with the proposed community rule changes on August 12, 2010 at 6:00 PM. The location of the meeting is being determined. Management is currently trying to book the City Council Chambers. A notification will be posted on the website once the meeting location is determined.

III. COMMITTEE UPDATES

- Security Committee update was provided by Vince Lena
- District Delegates - The next District Delegate meeting is scheduled for August 19, 2010 at 6:00 PM at the Clubhouse.
- Architectural Committee update was provided by Michael Dube. The Committee would like to remove the Chinese Hackberry from the approved tree list.
- Burrows Security Update was provided by the Community Manager. There has been an increase in catalectic converter thefts.
- Governing Documents Committee update by Gary Sibner. Governing Docs committee will need help for any future rule changes the Board directs them to review. The Community Manger noted that there is an ongoing list of members that are interested.

IV. APPROVAL FO THE CONSENT CALENDAR

Some Members has some questions / comments regarding the draft May 13, 2010 Minutes. The minutes were taken off of the consent calendar and moved to New Business by Director Mihalko.

## V. HOMEOWNER'S FORUM

- Security Issues - it was suggested that the Association contact the Elk Grove PD regarding the recent increase in catalectic converter thefts.
- Mihalko asked Management to contact Burrows and have them change their post orders so they are at the Gym when it opens in the AM, they do not need to sit at the door, they can monitor the door sporadically during their patrol hours.
- Milhalko asked Management to put a "tickler" in the MeritConnect system to notify security to start patrol early on the 4th of July next year. Maybe look into hiring an off duty police officer to help control the illegal fireworks.
- Kathy Moore suggested the Board consider real time captioning of the board meetings (like a court reporter), in order to document the meetings.
- Shirley Ng asked if she could record the meetings? The Board instructed Management to provide information.
- Shirley Ng brought up minor access to the clubhouse with minor guests.
- Shirley Ng asked that Management enforce the pool rule that states children 8 and under be accompanied in the pool by an adult.
- Marilyn Santiago stated that the July Newsletter article regarding parking was misleading and felt that things, parking in particular, are being forced on the Members. One example, was that the cost associated with parking enforcement was already budgeted for.
- Dwight Zuck had questions about the lien and collection policy and foreclosure.
- Michael Dube asked if foreclosure was done in executive session. Answer - Yes. The Community Manager outlined the process from liens and foreclosures as well as the differences between the costs of the current lien process vs. the proposed lien process with Merit. The Merit lien process was the same but the costs were less.
- Michael Dube asked about the letters for lawn mowing violations. Are they clear and/or are there other issues? Answer, the letters are sent according to what is observed and photos are included. The Board has worked with Management to make the letters as clear as possible.
- Mark Buckman asked if the Association had pursued foreclosure in the past? Answer, the Board has pursued it once in the past and reviews each case separately.
- Mark Buckman stated that the By Laws say that the Board cannot amend rules unless they have to do w/common area etc. Answer, legal counsel has stated that the association has the right to create rules to enforce the governing documents. Mark asked if the Board would consider a second opinion?
- Mark Buckman stated that a petition was submitted to the Board at the May open meeting. The petition was given back but it was pertinent and should have been considered.
- Mark Buckman stated that the July Newsletter article regarding parking stated that there were many members who are in favor of parking enforcement. He asked where is the majority of people that are in favor of enforcement? Director Mihalko stated that she has been approached by members via email, board meetings and socially who have stated they are in favor of enforcement.
- Vince Lena stated based upon his time on the Board and while at meetings parking has always been an issue at every meeting. He said that other communities have public parking enforcement on public streets. There also is a crime element involved with parking on the street. He stated that he thinks the growing issue with parking is that

there is so much focus on towing and driveway parking. He recommended the Association start over and meet as a group to discuss the issues. He suggested the Board cast a vote to vote down the rules at the beginning of the meeting and then move forward.

- Mr. Smith suggested the board send out a general ballot to the membership. He asked what are the parking problems. He doesn't understand why parking rules are necessary.
- Ron Sohoo stated that in his career he has dealt with numerous controversy. He suggested the District Delegates be part of the process and involve the community to revise the CC&Rs.
- Gary Sibner stated that the Governing Docs Committee started with the Clubhouse rules knowing the CC&Rs are the toughest to amend. He would like to meet with the Board to discuss changes, look at the CC&Rs to see what needs to be changed.
- Terry Tran thanked the Board for what they do. This has been dealt with before and he does not think that it is legal per the California vehicle coed. He suggested the Board put the issue to rest and start again.
- Marilyn Santiago stated that the legal advice receive by the Board may be questionable regarding towing. People were really worked up about towing.
- Kevin Fuchino suggested the Board start from scratch. He had a question on the procedures. Can the Board approve the delinquency policy separate from the other rules? Answer, yes. Is it the current policy of the Board to foreclose? Answer, the Board has not forwarded any member to foreclosure this year but the Board does weigh the options for each account. The Community Manager reviewed the delinquency policy again, briefly for Mr. Fuchino.

## VI. OLD BUSINESS

### A. Opt In - Opt Out

The Members have the option to receive certain documents electronically and the option of "opting out" from having their information on the membership list.

**Motion:** Director Allen      **Second:** Director Sidhu      **Vote:** All in favor

**Resolved:** The Board approved the Opt In/Opt Out Memorandum to be distributed to the membership.

## VII. NEW BUSINESS

### A. Delinquency Policy

The Board can revise the existing policy generally provided that the revisions do not increase the amount of late charges or shorten the time periods for actions. The Merit proposed delinquency policy will reduce the costs charged to the Members and/or the Association.

**Motion:** Director Sidhu      **Second:** Director Allen      **Vote:** All in favor

**Resolved:** The board approved the proposed Delinquency Policy as presented.

VIII. The next open meeting of the Stonelake Association is scheduled for August 12, 2010 at 6:00 PM. The location is to be determined.

IX. ADJOURNMENT

There being no further business to come before the Board in the Open Session, the meeting was adjourned at 9:02 p.m. by Director Mihalko.

APPROVED: \_\_\_\_\_

DATE: \_\_\_\_\_