

STERLING POINTE ESTATES OWNERS ASSOCIATION

1220 MELODY LANE, SUITE 180 * ROSEVILLE, CA 95678 * (916) 786-6000 EXT. 324

BOARD OF DIRECTORS MEETING MINUTES

August 3, 2004

I. CALL TO ORDER

The August meeting of the Board of Directors was called to order by Director Paul Tupin, at 7:04 PM, at 9642 Sterling Pointe Court, Loomis, California.

II. ROLL CALL

Directors Present:	Paul Tupin	President
	Bert Jones	Vice President
	David Gravlin	CFO
Members:	9	
Management:	None	

III. APPROVAL OF THE MINUTES

Director Tupin moved to approve the minutes of July 6, 2004. The motion was seconded by Director Gravlin and carried.

IV. COMMITTEE REPORTS

Architectural

- Lot #28, the owners of this lot submitted a letter regarding a deer fence they have installed. Director Gravlin asked that the owners of this lot obtain approval from neighbors on both sides.

Landscape

- Patti Penrod requested to plant one more plant at the entrance to Sterling Pointe.

V. FINANCIAL BUSINESS

Director Gravlin received the 2nd quarter financials and stated that they seemed to be in order. The Association is at or under budget except for the fence that was put because of the 4WD's. The Association budgeted \$5000.00 for legal matters.

VI. MANAGER'S REPORT

- Lot #31 Violation Proceedings – The board has been involved with violation proceedings against the owners of lot #31 for over one year. Recently, the owners of this lot have distributed a letter within the neighborhood stating “the Sterling Pointe Owners Association is threatening a lien and foreclosure on our home because of dispute over our landscaping”. This letter has caused some concerns and generated a number of questions. In response, the board distributed a letter to all owners explaining the SPEOA position on this issue and took the opportunity for any owner to address questions or concerns.

VII. UNFINISHED BUSINESS

- Director Tupin moved to accept Bert Jones as Vice President of the board with a commitment until December 2005. The motion was seconded by Director Gravlin and carried.
- Director Jones will attempt to rewrite the construction schedule resolution to clarify the criteria for lot preparation, house construction, landscaping and approval process.

VIII. NEW BUSINESS

- Lot #56 – the owners of this lot requested to park an extra vehicle outside in their driveway temporarily while their daughter gets situated after graduating from college. Director Tupin moved to approve a nine-month temporary waiver. The motion was seconded by Directors Gravlin and Jones and carried.

IX. OPEN FORUM

X. NEXT MEETING

The next meeting of the Board of Directors is scheduled for 7:00 P.M., Tuesday, September 7, 2004, at a location to be determined.

XI. ADJOURMENT

There being no further business before the Board, the meeting adjourned at 8:12 P.M.

Submitted by: Sonia Bergin, Secretary.

ATTEST:

Paul Tupin, President

DATE: _____

SECRETARY CERTIFICATION

I, Sonia Bergin, Secretary of the Sterling Pointe Owners Association do hereby certify that the foregoing is a true and correct copy of the minutes of the Sterling Pointe Owners Association Board of Directors meeting held on April 6, 2004 as approved by the Board members in attendance of the meeting.

Sonia Bergin, Secretary

DATE: _____