

STERLING POINTE ESTATES OWNERS ASSOCIATION

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BOARD OF DIRECTORS MEETING MINUTES

October 12, 2005

I. CALL TO ORDER

Director and Acting President Gravlin called the October meeting of the Board of Directors to order at 7:06 PM, at 9642 Sterling Pointe Court, Loomis, California.

II. ROLL CALL

Directors Present:	David Gravlin	CFO, Acting President
	Marty Parker	Director at Large
Directors Absent:	Jan Killingsworth	Vice President
Members:	4	
Management:	None	

III. APPROVAL OF THE MINUTES

Director Gravlin moved to approve the minutes of September 2, 2005. Director Parker seconded the motion and the motion passed.

IV. COMMITTEE REPORTS

Architectural

Glen Reed, the head of the Architectural Committee, reported that Robert and Cindy Carmen (Lot 49) have submitted an application and plans to add garage space to their home. The plans were approved pending receipt of the application fee.

Landscape

Patti Penrod reported that she has purchased replacement plants for the garden at the entry to the development, and she submitted the bill for reimbursement. On behalf of the Owners, the Board expressed its appreciation to Patti for her work.

Financial

Director Gravlin reported that Lot 55 has closed. He is waiting for confirmation from CEO that the Association has received the monies owed from the escrow account.

V. MANAGER'S REPORT

None.

VI. UNFINISHED BUSINESS**Association Use of Management Company**

Director Gravlin reported that he has received a proposal from the Kocal Management Group. The proposed price for full management services is nearly identical to that proposed by CEO. Kocal was recommended by the current attorney for the Association, and provides management services for the Los Lagos development and other developments in the area.

Director Gravlin noted that the Board must decide whether the Association wants to engage a full service management company and whether doing so would require an increase in the annual dues. Moving to a full service management company would double the amount that the Association currently spends on management services. Gravlin added that he believes that having this service would make it easier to get Owners to serve on the Board. It would also provide a degree of liability protection to the Association by giving the Board the professional assistance they need in dealing with any difficult legal situations that may arise.

Director Gravlin has asked representatives of Kocal to come to the November meeting to talk about their proposal and to answer questions from the Board and the membership. Since the Board wants to gauge the opinions of the membership prior to making the commitment, Gravlin asked that as a first step, all Association members be notified of the November meeting. Secretary Parker volunteered to write the notice, and Patti Penrod volunteered to distribute the notices to the members. The issue will also be addressed at the annual meeting.

Vehicle Parking

Director Parker presented a draft resolution on vehicle parking that would clarify the ambiguities in Section 4.17 of the CC&Rs. In the discussion that followed, members suggested several modifications to the draft. Director Parker will revise

the resolution to focus squarely on the requirement that any vehicle brought to the development must be garaged. He will also solicit feedback from the membership and submit the resolution for final approval at the November meeting.

Welcome Booklet

Secretary Parker reported that the Welcome Booklet is now complete, and that the Welcome Committee will schedule visits to new residents as soon as copies of the booklet have been printed.

Annual Meeting

Secretary Parker reported that she has reserved the meeting room at the Loomis Library for the annual Association meeting on December 7, 2005 at 7:30 p.m. Director Gravlin asked that the flyer announcing the Kocal presentation also include a reminder about the annual meeting.

Glen Reed reported that several Owners have indicated an interest in running for the Board.

Director Parker remarked that he has an interest in doing a community survey to calibrate the priorities of the membership and their expectations for the Association Board. He pointed out that it would be helpful for the Board to know their “customers” and how they really feel about the issues that are likely to confront the Board. Director Gravlin supported the idea, noting that the questions should be as specific as possible to ensure that members understand the implications of their responses.

Road Repair on Sterling Pointe Court

Director Gravlin sent a notice to the Owner of Lot 52, requesting that the Owner complete the promised resurfacing of the road by the end of September. Since the resurfacing has not been completed, Director Gravlin will send another letter requesting that the Owner complete the repair within one week and notifying the Owner that fines will be imposed after that time.

VII. NEW BUSINESS

Street Protection

Glen Reed reported a recent incident in which he encountered the driver of a truck who was about to dump a large tonnage of rock directly onto the street in front of

the home to which the rock was being delivered. Reed successfully prevented the driver from dumping the rock, and noted that it could have seriously damaged the road. Director Gravlin proposed that the Board modify the Construction Guidelines to specifically prohibit the dumping of rock or other construction or landscaping material onto any street in the development. Lynn Houlihan suggested that the guideline state that the street can not be used as a staging area for construction. Secretary Parker will make the change to the Construction Guidelines and present the revised Guidelines to the Board for approval at the November meeting.

Pet Directory

Patti Penrod and Liz Parker reported that over the past few months, Fawn Alvarez has found several dogs wandering in her yard. All of the dogs appeared to be well cared for and did not seem to be stray animals. Fawn wanted to notify the owners of the whereabouts of their dogs, but even after calling several residents, she was unable to identify the owners.

Fawn has suggested a solution to the problem and volunteered to execute it. She proposed to send a flyer to all residents, giving them the opportunity to send her a picture of their pets. Fawn would post the pictures to the Sterling Pointe website. Then, should any homeowner find a "lost" pet, the homeowner could look on the website to identify the animal and notify the pet's owner. Fawn would also volunteer to take a picture of the pet for the "directory" if the owner did not have one.

The Board expressed appreciation to Fawn for her idea and for volunteering to execute it, and granted permission for her to send the flyer.

IX. NEXT MEETING

- The next meeting of the Board of Directors is scheduled for 7:00 p.m. on Tuesday, November 1, 2005.

X. ADJOURNMENT

Director Gravlin moved to adjourn the meeting. The motion was seconded by Director Parker and passed. The meeting was adjourned at 8:13 p.m.

Submitted by Elizabeth Parker, Secretary.

ATTEST:

David Gravlin, Acting President

DATE: _____

SECRETARY CERTIFICATION

I, Elizabeth Parker, 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 September 14, 2005 as approved by the board members in attendance of the meeting.

Elizabeth Parker, Secretary

DATE: _____