

STERLING POINTE ESTATES OWNERS ASSOCIATION

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BOARD OF DIRECTORS MEETING

April 4, 2006

MINUTES

I. CALL TO ORDER

President Parker called the April meeting of the Board of Directors to order at 7:10 PM, at 9642 Sterling Pointe Court, Loomis, California.

II. ROLL CALL

Directors Present:	Marty Parker	President
	Jan Killingsworth	Vice President and CFO
	Glen Reed	Director at Large

Directors Absent: 0

Members: 10

Management: Mimi Menzies, Kocal Management Company

III. APPROVAL OF THE MINUTES

Director Parker moved to approve the minutes of February 7, 2006. The motion was seconded and passed unanimously.

IV. COMMITTEE REPORTS

Financial

Mimi Menzies of Kocal Management Company gave a financial report for the Association. Highlights of the report are attached as Exhibit A to these minutes. Overall, the Association is under budget for the year and has no delinquency issues.

Architectural Control Committee

Dave Ghinassi, head of the Architectural Control Committee, submitted the paper work for the garage addition on Lot 49, as well as pool plans and a deposit for Lot 19. The Architectural Committee recommended approval for both. Director Parker moved to approve both plans and the motion was passed unanimously.

Landscaping

Director Reed reported that Patti Penrod is planning to plant more bulbs in the entrance area landscaping as soon as the weather is suitable.

Welcome Committee

Director Parker reported that Patti Penrod and Judy Benson have completed welcome visits to new residents and distributed copies of the Owners' Handbook.

V. OLD BUSINESS

Streets Repairs

Director Reed reported that he has received two bids for resurfacing all roads in the development and repair several sections that have been damaged or worn. Mimi Menzies is also expecting a third bid from another contractor. Director Reed reviewed the details of each bid, noting that the proposed prices were nearly the same. He recommended that the project be done in October, and discussed ideas for minimizing inconvenience to residents during the work. The Board will continue working on this project.

VI. NEW BUSINESS

CC&R Enforcement

Director Parker stated that the Board is going to send a letter to all owners to remind them of the key provisions of the CC&Rs, which are summarized in the SPEOA Owners' Handbook. The intention is to encourage residents to be aware of the regulations that govern the development and to take time up front to comply voluntarily and avoid creating issues that the Board must resolve later. Director Parker reviewed the letter and asked for input from the membership.

Director Parker noted in particular that although the CC&Rs require that Owners apply to the Architectural Control Committee prior to installing satellite dishes, many Owners have not done so. He noted that the Board does not intend to go back retroactively and make an issue of these violations, but that going forward, the Board will require Owners to follow the provisions of the CC&Rs.

Architectural Guidelines, Version 2

Director Parker stated that the proposed Architectural Guidelines, Version 2, have been on the website for review and comment since May, 2005, but have never been formally approved by the Board. Director Parker moved to approve this version of the Architectural Guidelines. The motion was seconded and passed unanimously.

June Picnic

Director Killingsworth announced that she will assist Patti Penrod in coordinating the Annual Sterling Pointe Picnic to be held on June 25th in Sterling Pointe Park.

SB 61 – Annual Meeting Election Procedures

Mimi Menzies discussed the new ruling by the California Legislature, SB-61, that mandates substantial changes in the way that Owners' Associations run their annual meetings and elect their directors. The law directs that Associations must draw up specific legal documents in order to comply. Menzies requested that the Board approve the drawing of the documents at a cost of \$750 to the Association. Following discussion, Director Parker moved to draw up the required documents in order that the Association be compliant with California law. The motion was seconded and passed. Directors Parker and Killingsworth voted for the motion; Director Reed voted against it.

Annexation of Lots Adjacent to Sterling Pointe

Lynn Houlihan reviewed a discussion he had with Jerry Hawks regarding the annexation of the lots adjacent to Sterling Pointe. Hawks asked Houlihan to request that one of the SPEOA board members call him. Director Parker will follow up on this topic.

IX. NEXT MEETING

The next meeting of the Board of Directors is scheduled for 7:00 p.m. on Tuesday, June 6, 2006.

X. ADJOURNMENT

Director Parker moved to adjourn the meeting. The motion was seconded by Director Killingsworth and passed. The meeting was adjourned at 8:20 p.m.

Submitted by Kocal Management Group, Inc.

ATTEST:

Martin Parker, President

DATE: _____

KOCAL MANAGER CERTIFICATION

I, Mimi Menzies, Kocal manager for 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 4, 2006 as approved by the board members in attendance of the meeting.

Mimi Menzies

DATE: _____