

STERLING POINTE ESTATES OWNERS ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES

September 6, 2016 7:00 PM
4600 Woodgate Ct., Loomis CA

Call to order and Roll Call: The meeting was called to order by President Rita Jackson at 7:00 pm. Present were Board members: President Rita Jackson, Vice President Mark Ratermann, Sec/Treasurer Barbara Luthin; ACC Chair: Steve Berlin; owners: Lonnie Trestrail, Rebecca Trestrail, Trisha Fogerty, Annabella Illescas, Diane Tonda, Russ Tonda, Joseph Hoon, Dick Rich, Glen Reed, Fred Jackson and Matt Leonard

Minutes: It was moved, seconded and approved to accept the June 7, 2016 meeting minutes as written.

Financial Report: Barbara Luthin distributed the financial report for August 2016. She presented a list of projected expenses for the remainder of the year which showed that there will be no carry-over from this year's budget. It was moved, seconded and approved to accept the financial report as written. The Wells Fargo account has a due date early in November. Currently the account does not keep up with the COLA which means that it is actually losing value. With the help of Fred Jackson, this account will be restructured and laddered so that we may gain a larger percent of income. Discussion followed as to the purpose of the account. With Placer County now maintaining the roads, it no longer needs to be titled exclusively for road maintenance.

Committee Reports

Architectural Control Committee: Steve Berlin reported:
Lot 02 - Days are awaiting approval from the County for grading permit.
Lot 21 - Millers need to update their landscape plans with start and completion dates.
Lot 50/51 - Stroub started landscaping and tiling of the pool. Cabinets and trim are next. They hope to move in October 1st and are willing to host the Christmas party.
Lot 63 - Nuttal No progress to report. They were to work on hardscape but have not.
Lot 64 - Roy Powell passed away August 9th. His partner, Brian, is committed to completing the house for Roy's wife, Ruth. Driveway is in. Cabinets and trim are going in now. Completion is scheduled for the first of the year. The house will probably be sold. The Board moved to donate to a charity of Roy's choice. Trisha Fogerty volunteered to research this and get back to Barbara Luthin
Lot 57 - McClures Lot grading is complete. Framing is started for the house and garage.

Welcoming Committee: Diane Tonda reported that she has distributed 8 baskets and has two more in the planning stage. Rita Jackson commended her for a job well done.

Old Business

Landscape improvement: The board has been busy researching the exact area of Lot A which covers both sides of the road. The big sign is on Lot A but many of the plants downhill from the sign are not on Sterling Pointe property. The county has given permission to landscape with the understanding that, if the county needs to access that area, the landscape will be sacrificed. It is the feeling of the Board that this will probably never happen.

On the other side of the road, Lot A is mostly the large rocks. The small A is apparently on private property not owned by the association. The choices are either to landscape it or remove it. Since water and electricity is already there, and landscaping was in place in the past, the Board is choosing to minimally landscape it.

There is water and electricity to both sides of the road; however, the drip system is completely destroyed. The rotors by the sign are the only functioning watering system.

The Board has received three bids for redoing the water, light and plants. They range from approximately \$9,000 to \$27,000. It was suggested that the Board look into one more bid and narrow the scope of work to fit a more reasonable budget. The Board will meet in Executive Session following the general meeting to determine the limit for the Landscape remodel.

Insurance, CC&R and Bylaw Review: Rita Jackson presented a chart outlining: The function of the Board: Protect the value of homes, Correct violations, Manage the common areas.

The necessities of a well-managed Board: Sufficient insurance, Sufficient dues, Legal counsel, Competent and coordinated management.

Since we are self-governed, the Board voted to increase the limits of the D&O insurance to \$2,000,000.

At the current time, Bruce Inman, an attorney who specializes in HOAs, is reviewing our CC&Rs for compliance.

Road Maintenance Report: Mark Ratermann has been researching the schedule for resurfacing the roads. Lake Forest and Sterling Pointe Ct. are public roads. The County has full responsibility for them and uses CSA moneys paid in property taxes. The rest of the roads are privately owned by Sterling Pointe. In 2010 the Board made the decision to turn over maintenance to the County. This is paid through PRD funds on property tax bills. The county schedule is to micro-seal or chip-seal every 7 years (this was done last year), and to completely resurface every 21 years. However, the County says that they are financially unable to meet this last obligation. Sterling Pointe is responsible for any major damage to the private roads which is why the Board maintains the Wells Fargo account.

New Business

2017 Budget: Barbara Luthin presented the proposed budget for 2017. In past years, left over funds have been placed into a savings account to be used for the future. Because of the expenses expected in 2017, it is necessary to raise the dues to \$120.00 per year and to dip into the savings account that has been accumulating over the years.

Upcoming Election for Board Member: Every year owners replace one of the Board members with a volunteer from the community. Nomination forms will be mailed toward the end of the September. Any interested member may volunteer. The election will occur in November with results tabulated at the annual meeting December 6, 2016. Trisha Fogerty has volunteered to be the Election Secretary.

Review of annual disclosures: In your election packet in November, you will receive information regarding certain procedures mandated by law which the Association follows. These are requirements for every HOA in California.

Christmas Party: The Stroubs have generously volunteered to host the Christmas Party in their brand new home. We have watched the construction process and are eager to see the finished product. We thank them for their generosity.

Open Discussion

"Party" Traffic: Matt Leonard reported that he has been gradually building a barrier and confronting four-wheelers who want to use the cud-de-sac, Vista Lago Court, for access to the vacant land between Sterling Pointe and Placer Canyon. He and Michael Nuttall, with permission from Cherie Caldwell (owner of lot 62) are contemplating a fence to further discourage this traffic. He feels they have cut the traffic down to 90% from the initial development of Vista Lago Court. Surrounding neighbors mentioned that they had noticed a major decrease in party noise and thanked Matt for his efforts.

Neighborhood Vandalism: Annabella Illescas brought up her concern over the vandalism to their house a few weeks ago. As a new homeowner, she and her husband, Roger, were shocked and troubled by the event. She questioned the possibility of a surveillance camera placed at the entrance to Sterling Pointe. Lonnie Trestrail mentioned that the sign area would be a good spot. Unless there are further incidents, there will be no action on this.

Barbara Luthin said that she is willing to post any incident of concern to homeowners as she did in the above-mentioned incident. Her email is listed in the directory.

Adjournment: The meeting was adjourned at 8:42 pm with Executive Session immediately afterward. The function of the Executive Session was to finalize the budget for 2017. The final budget will draw \$21,670 from the savings account for major and new expenses in landscape redesign, landscape upkeep, insurance increase, and legal fees for updating the CC&Rs. This will leave approximately \$13,000 in the savings account.

Next Meeting: December 6, 2016 at the home of President Rita Jackson, 4600 Woodgate Court. This will be our annual meeting and election. All are invited to attend.

These minutes were submitted by Barbara Luthin, SPEOA Treasurer.

Certification

I, Barbara Luthin, Treasurer of the Sterling Pointe Estates Owners Association, do hereby certify that the foregoing is a true and correct copy of the minutes of the Sterling Pointe Estates Owners Association Board Meeting held on September 6, 2016, as approved by the board members in attendance at the meeting.

Barbara Luthin, Treasurer

Date: 9/8/2016