

**MINUTES OF THE  
MEETING OF THE BOARD OF DIRECTORS  
STERLING POINTE ESTATES OWNERS ASSOCIATION**

DATE: Thursday, March 21, 2024  
TIME: 7:00 p.m. PST  
PLACE: Telephonic Meeting  
DIRECTORS PRESENT: Kitty Carter- Vice President  
Kathy Ratermann– Secretary and CFO  
COMMITTEE MEMBERS PRESENT: Sergiou Karageorgiou – ACC  
Ian Carter - ACC

**1. Call to Order**

Mrs. Carter, presiding as Vice President, called this Meeting of the Board of Directors to order at 7:00 p.m. PST and determined that a quorum of Directors was present, and that the meeting, having been duly noticed and convened, was ready to proceed with business.

**2. Approval of Minutes**

Before proceeding with the agenda items, Mrs. Carter made a motion, which was seconded and carried, to approve the minutes of the December 19, 2023 meeting, in the form previously circulated to the Members and posted on [www.sterlingpointe.org](http://www.sterlingpointe.org).

**3. Financial Report**

Mrs. Ratermann proceeded to discuss the financial activity for the three months ended February 29th, 2024. The discussion included activities within the various accounts and end of period account balances. In addition, Mrs. Ratermann also provided an update on deposits collected and returned from/to Members for architectural related projects.

**4. Committee Reports**

**a. Architectural Control Committee**

Lot 12 - Mr. Karageorgiou gave an update on proposed pool and landscaping plans for Lot 12. Board members available agreed to meet at 4pm on Friday, March 22nd at Lot 12 to discuss whether to approve a solid fence along park property.

Lot 8 - Owner installed new artificial turf in front yard without seeking board approval prior to installation. Board and committee members present agreed that artificial turf is an acceptable change to the property and homeowner was informed of correct process for submission and approval of future projects.

Lot 31 - Board and ACC approved request for Lot 31 deck extension.

Lot 52 – Owner was asked to submit proper request for shed build and to relocate the shed to different place on property away from neighboring lot line. Mr. Karageorgiou believed the shed had already been moved.

**b. Firewise and Welcome Committees**

No updates

## **5. Open Discussion**

Road Maintenance - Member Barbara Luthin made an inquiry to the board in February about the PRD agreement for road maintenance between the county and SPEOA and dates of next scheduled maintenance. Mrs. Carter investigated this matter. Road maintenance was referenced in the September 2016 Board Meeting minutes and a discussion made in 2010. The PRD agreement is to micro or chip seal the roads every 7 years and complete resurface every 21 years. Mrs. Carter called Placer County Public Works and spoke with Katherine (530-745-7593). According to county records our roads had a micro seal in 2015 and a crack seal in the summer of 2023. All roads in SPE are scheduled for a micro seal next year. According to Katherine, a micro seal costs \$25,000 and a complete overlay costs \$350,000.

Lot H – The board discussed the need to have a plan in place for continued mitigation of fire risk on Lot H. Discussion tabled with no resolution at this time.

Equestrian Staging Area – there was concern about the equestrian staging area hours- Mrs. Ratermann will call to get information.

## **6. Adjournment**

There being no further business, upon motion duly made, seconded and unanimously carried, the meeting was adjourned and declared closed at 8:00 p.m. PST.

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Mrs. Carter, acting as Secretary of the meeting.