

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

DATE: Tuesday, July 1, 2025
TIME: 7:00 p.m. PDT
PLACE: Telephonic Meeting
DIRECTORS PRESENT: Kathy Ratermann– President
Kitty Carter- Vice President
Lonny Trestrail – Chief Financial Officer
COMMITTEE MEMBERS PRESENT: Sergiou Karageorgiou – ACC
OTHERS PRESENT: Two additional members

1. Call to Order

Ms. Ratermann called this Meeting of the Board of Directors to order at 7:11 p.m. PDT 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, Ms. Ratermann made a motion, which was seconded and carried, to approve the minutes of the March 11, 2025 meeting, in the form previously circulated to the Members and posted on www.sterlingpointe.org.

3. Financial Report

Mr. Trestrail proceeded to discuss the financial activity for the three months ended June 30, 2025. The discussion included activities within the various accounts and end of period account balances. In addition, Mr. Trestrail also provided an update on deposits collected and returned from/to Members for architectural related projects. Also, monthly bills and amounts due were stated.

4. Committee Reports

a. Architectural Control Committee

Lot 1 – Construction almost done. Ready for walk through and return deposit.

Lot 12 – needs final walk through and deposit returned.

Lot 15- holding deposit until drainage issue addressed. Confirm fence agreement with neighbor at Lot 24.

Lot 24- Fence install approval. Pool plans submitted and approved.

Lot 31 – In process- deck, remodel, landscaping.

Lot 38- Doing unpermitted work. Will contact homeowners.

Lot 43- Have deposit from sports court. Has not completed landscaping design according to plan.

Lot 53- Construction approved

b. Firewise

Neighbors encouraged to report time to Firewise committee.

c. Welcome Committee

Welcome baskets were delivered to lots 10, 45, and 58.

Open Discussion

Topics discussed included concerns about parking near fire hydrants, election of new officers and sending out notices, overnight street parking, radar signs/speeding on Lake Forest, scheduling a presentation by county Fire Chief, and dates for neighborhood party.

5. Adjournment

There being no further business, upon motion duly made, seconded and unanimously carried, the meeting was adjourned and declared closed at 8:14 p.m. PDT

Ms. Carter, acting as Recording Secretary of the Meeting