

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

DATE: Tuesday, December 16, 2025

TIME: 7:00 p.m. PST

PLACE: Telephonic/Zoom Meeting

DIRECTORS PRESENT: Kathy Ratermann– President

Kitty Carter- Vice President

Lonny Trestrail – Chief Financial Office

COMMITTEE MEMBERS PRESENT: Matt Leonard

NEIGHBOR MEMBERS PRESENT: 2

**1. Call to Order**

Ms. Ratermann called this Meeting of the Board of Directors to order at 7:42 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, Ms. Ratermann made motions, which were seconded and carried, to approve the minutes of the September 16, 2025 board meeting and the 2024 annual member meeting, in the form previously circulated to the Members and posted on [www.sterlingpointe.org](http://www.sterlingpointe.org).

**3. Financial Report**

Mr. Trestrail proceeded to discuss the financial activity for the three months ended December 16, 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**

There are currently 11 deposits from homeowners for approved home projects.

**b. Firewise**

Neighbors were encouraged to report time to Firewise committee.

### **c. Welcome Committee**

No welcome baskets were delivered this quarter.

### **Open Discussion**

Topics discussed included care and maintenance of Lot H.

### **5. Adjournment**

There being no further business, upon motion duly made, seconded and unanimously carried, the meeting was adjourned and declared closed at 8:26 p.m. PST

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Kitty Carter, Recording Secretary for the Meeting