

LAKESIDE COMMUNITY OWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY, OCTOBER 21, 2003

BOARD MEMBERS PRESENT: Jerrilyn Ewing, Gina Mattern, Nick Soberanis, and Ed Klinenberg

BOARD MEMBERS ABSENT: Eric Schroeder

MANAGEMENT REPRESENTATIVES PRESENT: Valerie Shelton-Segars, Anna DePedrini, Ken Bartlett, and Lisa Kallman

1. CALL TO ORDER

The Board of Directors meeting for the Lakeside Community Owner's Association was called to order at 5:37 p.m., at Club Lakeside, 3035 Maritime Drive, Elk Grove, California.

2. GUEST SPEAKERS:

- A. Stuart Perry was not able to attend the meeting and will be scheduled for the next meeting on November 4, 2003.
- B. Russ Childers from the County of Sacramento Department of Transportation reported that the nine streetlights that are not working in the public communities have been forwarded to maintenance for repair. There are no funds budgeted to paint the streetlights within the public areas. If SMUD lowers their fees the county may use some of the monies for painting projects. The SMUD public hearings on surcharges are in January and it was suggested that homeowners write to SMUD and request that the Board vote for a rebate.

3. COMMITTEE REPORTS:

- A. Technology Committee: Webmaster Chris Sant reported that he is continuing to work on updating the website. He has completed the Board Member biographies and is currently working on the contact information for the Lakeside community.
- B. Landscape Committee: Committee Member Rich Cobb reported that the Landscape Workshops are going well and have been very helpful to the homeowners in attendance. Committee Chairperson Tilby compiled a PowerPoint presentation to be shown at the Workshops. It was suggested that the PowerPoint be placed on the website.
- C. Judicial Committee: Management Representative Shelton-Segars reported on the status of the judicial hearing process.

4. FINANCIAL REPORTS

- A. Member Soberanis presented a complete overview of the association's current finances.
- B. On motion of Member Soberanis it was unanimously agreed to have an independent audit conducted by a Stockton based CPA, paid for by Lakeland Management Company, subject to Member Soberanis' review of the RFP.
- C. Management Representative Shelton-Segars reported that \$12,500.00 has been collected for commercial assessments. The Board directed management to contact Allied to confirm if a partial payment can be accepted from commercial property owners.

- D. On motion of Member Soberanis, it was unanimously agreed to proceed with an emergency assessment in accordance with Article 9, Section 9.07 of the Lakeside CC&Rs, pending legal opinion. The Board directed management to determine the actual dollar amount needed for the emergency assessment. The emergency assessment is to be approved by the board via written resolution.
- E. Member Soberanis reported Management Representative Ken Bartlett has answered all of financial questions submitted via email.
- F. On motion of Member Soberanis, it was unanimously agreed to have all stop payment requests authorized by an authorized check signer.
- G. Management Representative Bartlett to meet with member Soberanis to review the financial information that is to be provided to the Board members for the regular Board of Directors meetings.

5. APPROVAL OF MINUTES

- A. On motion of Member Mattern, it was agreed to approve the minutes of the Board of Directors meeting held on September 9, 2003. Abstention by Member Soberanis, based on his absence at the September 9, 2003 Board meeting.

6. UNFINISHED BUSINESS

- A. Member Soberanis requested authorization to obtain proposals from alternate management companies. The Board granted authorization and requested that all proposals submitted list the financial services separately.
- B. Management Representative Shelton-Segars reported on the status of the association landscape corridors for units 19 and 20.

7. NEW BUSINESS

- A. On motion of Member Ewing, it was unanimously agreed to accept the gate maintenance for unit 20 from Morrison Homes, effective September 19, 2003.
- B. On motion of Member Ewing, it was unanimously agreed to approve the proposal from Wes Day to repair the gate for unit 20. The Board directed management to check on the length of time the association has to submit a claim to the insurance company.
- C. On motion of Member Klinenberg, it was unanimously agreed to invite one guest speaker from the City of Elk Grove to answer homeowner questions at each Board meeting, effective January 1, 2004.
- D. The Lakeside and Heritage Lakeside Board members to meet on an as needed basis to resolve any issues that may concern both associations.
- E. The Board directed management to obtain additional information regarding the proposal received from Valley Landscaping to install annuals in the private gated communities.
- F. The Board directed management to install an additional trash receptacle next to the south lawn entry gate.

8. CONFIRM NEXT MEETING DATE

The next regular Board of Directors meeting to be held Tuesday, November 4, 2003, at 5:30 p.m., located at the Lakeside Clubhouse, 3035 Maritime Drive, Elk Grove, California.

8. ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 8:22 p.m.

9. OPEN FORUM

Gina Mattern, Secretary