



**Lakeside Community Owners Association  
Board of Directors Meeting  
November 17, 2009**

**Minutes**

**1. Call to Order:**

Vice-President Beth VanDyke called the meeting to order at 6:31 p.m. and announced to the members that the Board met in Executive Session to discuss private matters and third party contracts, member issues and foreclosure resolution.

**2. Roll Call:**

- *Directors Present:* Nick Soberanis, Beth VanDyke, Chris Harris and Irene Capps
- *Directors Absent:* Gina Mattern
- *Management:* Melissa Bell

**3. Proof of Notice of Meeting and Agenda Posting:**

- A) The affidavit was presented to the Board as confirmation to the posting of the agenda four (4) days prior to the meeting and will be presented for the filing in the Association's Minute Book.

**4. Approval of Prior Meeting Minutes:**

- A) September 22, 2009: The meeting minutes were unanimously approved.

**5. Manager's Report: The following items were discussed**

- A) Action List
- B) 2701 Marina Point – Parking fines
- C) Insurance for stolen motor
- D) Work Approved
  - a. Lake Fountain
  - b. Pool Maintenance
  - c. Lawn Aeration
  - d. Electrical Controller Boxes
  - e. Hazardous Tree Removal
- E) Judicial Hearings
- F) Parking Update
- G) Street Sweeping Invoices

**6. OPEN FORUM:**

- A) Shorelake Fountain area and homeless

**7. Financial:**

- A) **Treasurer's Report:** Mr. Nick Soberanis gave a report on the Association's financials. He discussed the overdraft for Private Accounts Receivable. This will have to be reviewed very carefully and may need to increase bad debt write off for 2010. Year to Date income exceeds expenses for Master and Private. Umpqua checking balance is \$73,180.57, Total Reserve Fund \$1,140,931.00. Year to Date

expenses \$768,619.94. A **motion** was made to approve the submitted financials. The motion was unanimously approved.

- B) **Bad Debt Write Off:** The board unanimously approved to write off bad debt in the amount of \$4,166.00. Assessments: \$2,898.00. Fines: \$1,268.00.
- C) **Lien Resolution:** In accordance to Civil Code **1367.1** the Board of Directors hereby authorizes and instructs the Association's collection service to record a lien in the full amount of unpaid assessments, late charges, interest, and collection fees and costs against that property owned by the member(s) listed on the association's delinquency report dated October 31, 2009 and who are, or become, delinquent beyond 60 days. This authorization shall only apply to those members who have been properly noticed of their delinquent assessment and of their rights as delinquent members in accordance to Civil Code **1367.1**.

The Board further authorizes any director to sign and date any and all lien authorization forms as may be required for those delinquent members so noted in these minutes as identified by their association account number:

- D) **Foreclosure Resolution:** The Association previously recorded, pursuant to Section 1367.1 of the Civil Code, a lien against the following listed parcel numbers.
  - a. 119-1440-058 \$1,896.00
  - b. 119-1550-058-0000 \$1,817.00
  - c. 119-1810-056-0000 \$1,662.00
  - d. 119-1440-021-0000 \$2,235.00
  - e. 119-1610-018 \$1,692.00

The Board authorized the association's collection agency to foreclose on the lien to recover the delinquent amounts and any late fees, interest charges, and other collection-related amounts. The resolution was adopted by the Board of Directors at the executive session held on November 17, 2009.

## 8. Committee Reports:

- A) **Landscape Report:** Ms. Joan Raimondi gave her landscape report and stated that Lots 19 and 20 are completed.
- B) **Lake Committee Report:** Mr. Nick Soberanis reviewed the well cleaning costs and reported that the committee is still awaiting a bid from one of the contractors.
- C) **Social Event Update:**
  - a. Holiday Open House. All the arrangements for the Holiday Open House have been set. Santa is scheduled between 11:00 a.m. and 1:00 p.m.
  - b. Easter Egg Hunt: A date has not be established yet.
- D) **Recreation Center Update / Events:** An updated contract was submitted for review. A few changes were suggested. Management will make the changes to the contract and present it to the Board for further review.
- E) **Recreation Center Calendar:** The events scheduled for 2010 were reviewed by the Board.

## 9. Discussion Items:

- A) **Delinquencies – Association Dues:** Mr. Nick Soberanis discussed this during his Treasurer's Report.
- B) **Private Street Cleaning Payments:** This was discussed with the Manager's Report. TSM, who does the street cleaning for the community, was notified in writing back in

July 2009 to reduce their services to every other month. However, in October 2009 it was discovered that TSM was billing the Association every month. Management contacted TSM and they will be issuing a refund check for three (3) months and will begin services as requested.

- C) **Paddleboats/Rescue Boat:** Ms. Irene Capps handed out some information on locks for the rescue boat. This item will continue to be discussed until the Board decides on the type of boats they would like to purchase for the summer season. A decision must be made by March 2010 in order to purchase the boats in time.
- D) **Additional Activities in the Grassy Area:** A few ideas were discussed for family friendly activities in the grassy area. One of the activities was a horseshoe pit. This issue will remain open for continuing discussion.

12. **Action Items:**

- A) **Use of the Clubhouse for Weekly Exercise Program:** The Board requested more information from the owner such as times, days and how many classes a month. This issue will be tabled until that information is submitted by the owner.
- B) **Door Color approval (LC-1108401):** The front door was painted an unapproved color without prior approval. The owner was contacted and submitted an application. The color and application were reviewed by the board. The Board determined that the color was too vivid and denied the color. Management will notify the owner of the Board's determination and the owner will have thirty (30) days to correct.
- C) **Vehicle Access Strips – Appeal (LC-1151501):** Vehicle access strips were installed in an unapproved location without prior approval. The owner was contacted and submitted an application. The application was reviewed by the Association's landscape architect and was denied. The owner appealed the decision to the Board. After careful consideration the Board denied the request as it was not consistent with the Association's landscaping. Management will notify the owner of the Board's determination and the owner will have until March 1, 2010 to remove the strips and restore the front yard to its original condition.
- D) **Web Portal:** Tabled for continuing discussion.

13. **Next Meeting Date:** Tuesday, January 26, 2010 at 6:30 p.m. *Lakeside Community Clubhouse, 3035 Maritime Drive, Elk Grove. – Membership Meeting sign in at 6:00 p.m.*

14. **Meeting adjourned at 8:41 p.m.**

**Respectfully Submitted,**

Signed \_\_\_\_\_ Date \_\_\_\_\_  
Board Member Signature

*Unofficial until approved and signed*

Prepared by  
 **KOCAL MANAGEMENT GROUP**  
*A Division of the Management Trust*