

LAKESIDE COMMUNITY

OPEN SESSION BOARD OF DIRECTORS MEETING

Tuesday, April 24, 2018 at 6:00 PM

Community Clubhouse

3035 Maritime Drive

Elk Grove, CA 95758

MINUTES

I. CALL TO ORDER/ROLL CALL

The meeting was called to order at 6:14 PM.

DIRECTORS PRESENT:

Susan Kasimatis

Reggie Toran

Cliff Loveland

Andrea Klinenberg

DIRECTORS ABSENT

Rick Ewing

MANAGEMENT PRESENT:

Jennifer Tisa, General Manager, from FirstService Residential

Kyle Bacchi, Assistant Community Manager, from FirstService Residential

Shane Gillispie, Vice President, from FirstService Residential.

II. ANNOUNCEMENT – EXECUTIVE SESSION MEETING

In accordance with Civil Code Section 4935(a) the Board will be meeting in Executive Session immediately following the Regular Session meeting on August 10, 2017, in order to consider matters relating to the formation of contracts with third parties or member discipline, as specified in Civil Code.

III. COMMITTEE UPDATES AND INVITED GUESTS

A. **Treasurers Report**

Nick presented the Treasurers Report verbally and announced that we will be meeting with FirstService Residential Controller and Manager to go over financials.

B. **Lake Committee**

Committee is working on a lake manual to submit to Board at a later time.

C. **Judicial Committee**

No report presented, next Judicial meeting will be held on May 8th, 2018.

D. **Maintenance Committee**

There was no report submitted.

E. **Social Committee**

Social Committee updated the Board on the Concerts at the Park and the Comedy event.

IV. REPORTS

A. **Work Order Report**

This report was reviewed and filed.

B. **Management Report**

This report was reviewed and filed.

V. HOMEOWNER FORUM

Homeowners were present to discuss; little Library, parking, Rule enforcement, landscape and pets.

VI. CONSENT CALENDAR

A. Approval of Minutes March 2018

RESOLUTION: That the Open Session minutes dated March 27th, 2018 be approved as presented.

B. AC System for new office

RESOLUTION: The Board approved the purchase of a Carrier 1 ton, 12k BTU mini split air conditioner to be purchased in the amount of \$3,878 paid to Top Rank HVAC to be paid from Reserve account Clubhouse Reserves 23401.

MOTION: Reggie Toran

SECOND: Cliff Loveland

RESOLUTION: That the Consent Calendar, items A-B, be approved as presented.

VOTE: All in favor

VII. OLD BUSINESS

A. Clubhouse Remodel

The Board has tabled this item for a later meeting. And directs management to conduct survey of residents.

B. Jazzercise Request

This item has been permanently tabled and will removed for agenda.

VIII. NEW BUSINESS

A. Appoint Officer

This item has been tabled until all Board members are present.

B. Delinquency Policy

This item has been tabled until the next meeting, when the delinquency policy can be presented.

C. CC&R Revision

The Board directs Management to invite attorney John Hanson to a special executive session meeting to discuss next steps, a date TBD.

D. Election Rules

MOTION: Andrea Klinenberg

SECOND: Reggie Toran

RESOLUTION: The Board accepts the election rules as provided by Darren Bevan and directs Management to deliver them to the membership for a thirty day comment period.

VOTE: All in favor

E. Parking Rules

Tabled until the CC&R meeting has been completed.

F. Architecture Committee

MOTION: Andrea Klinenberg

SECOND: Cliff Loveland

RESOLUTION: The Board accepts the Architectural Committee Charter as presented and appoints the following members to the Architectural Committee. Appoints the following members to the committee

-Susan Kasimatis
-Reggie Toran
-Irene Capps
-Michelle Braskat
VOTE: All in favor.

G. Pool Deck

Tabled to await more bids.

H. Pressure Wash Windows

MOTION: Cliff Loveland

SECOND: Reggie Toran

RESOLUTION: Funding to be sourced by Operating Account line item Clubhouse Repair and Maintenance, which has a monthly budget of \$175 and year-to-date-expense total of \$0, as compared to a year-to-date budget of \$2,100, as of the March financial statements..

VOTE: All in favor.

I. Bathroom Remodel

This item is tabled until July.

J. Gate Security


This item was for informational purpose only.

IX. NEXT MEETING

The next Board of Directors meeting is scheduled for Tuesday, May 29th, 2018, at 6:00 PM at the Community Clubhouse.

X. ADJOURN

The meeting was adjourned at 7:14 PM.

Approved:  Date: 5/29/18