

**Lake Forest – Summit Owners Association
Board of Directors Meeting
May 10, 2012**

Minutes

1. **Call to Order** – Vice President Brian Provencal called the meeting to order at 7:50 PM immediately following the Annual Membership Meeting. The meeting was held in the offices of The Management Trust, Kocal Division at 1739 Creekside Drive in Folsom.

2. **Roll Call** – Board members Brian Provencal, Will Overholtzer, Helen Austin, Doug Harvey and Wally Richardson were present. Mimi Menzies was in attendance representing The Management Trust, Kocal Division.

3. **Appointment of Officers**

M/Richardson to nominate Will Overholtzer as President. S/Harvey, motion carried. Austin and Provencal abstained.
M/Overholtzer to nominate Doug Harvey as Vice President. S/Richardson, motion carried. Austin and Provencal abstained.
M/Overholtzer to nominate Richardson as Secretary/Treasurer. S/Harvey, motion carried. Austin and Provencal abstained.

Austin and Provencal excused themselves from the rest of the meeting.

4. **Approval of Prior Meeting Minutes:** The Minutes of the April 12, 2012 Board of Directors meeting were tabled until the June meeting.

5. **Unfinished Business**
 - A. Promontory Speeding Issues:** This subject was tabled pending further research.
 - B. Recent Gate Problems:** Management reported that the recent gate problems were caused by ATT and their sub-contractor, Irish Construction. A claim has been filed against ATT. Management will keep the Board apprised as information is received.
 - C. Tennis Court Sealing Bids:** This subject was tabled until the new Board members have a chance to review the three bids submitted by Management.
 - D. Entry Clock – No Warranty:** Management notified the Board there is no warranty for the malfunctioning entry clock. Since one side is still working, it was recommended that the bad side be covered up. Management will submit the recommendations submitted in a prior meeting for discussion and action at the June meeting.


6. **New Business**
 - A. CC&R Required Disclosure:** Management submitted language that is required be given to anyone receiving a copy of the CC&Rs. Management recommended sending this language with the next newsletter.

B. Weed Abatement Notification to Owners: Management stated that every owner had received notice of the May 28th weed abatement deadline. Management was requested to notify EID that any areas around the lift stations should also be done, especially the area off Promontory and Lockridge. There was discussion about the goats and whether it would be more cost effective to use landscape contractors next year.


C. Emergency Preparedness Exercise – EDH Fire Department: Management submitted information regarding an emergency preparedness exercise being conducted by the EDH Fire Department on June 6th.

7. **Next Meeting: June 14, 2012 – Kocal Offices**
8. **Adjourn** – The meeting was adjourned into an Executive Session at 8:50 PM to discuss personnel matters.

Respectfully submitted,



Board Member



Dated

Unofficial until signed and dated.



The Management Trust
KOCAL DIVISION

Aging DS Delinquency

Wednesday, May 02, 2012

14:28

Posted Date 04/30/2012

Lake Forest Summit

| Acct # | Status | Resident Contact | Current | 30 - 59 Days | 60 - 89 Days | >90 Days | Balance |
|---------------|--------|------------------|----------|--------------|--------------|-----------|-----------|
| 588133 | Compli | | 0.00 | 0.00 | 0.00 | 16,250.00 | 16,250.00 |
| 462069 | Owner | | 195.00 | 20.00 | 370.00 | 8,859.40 | 9,444.40 |
| 588126 | Compli | | 0.00 | 0.00 | 0.00 | 5,000.00 | 5,000.00 |
| 462200 | Owner | | 195.00 | 20.00 | 370.00 | 4,219.80 | 4,804.80 |
| 660151 | Compli | | 0.00 | 0.00 | 0.00 | 3,903.30 | 3,903.30 |
| 462240 | Owner | | 195.00 | 20.00 | 370.00 | 2,983.80 | 3,568.80 |
| 462095 | Owner | | 195.00 | 20.00 | 370.00 | 561.50 | 1,146.50 |
| 462313 | Owner | | 195.00 | 20.00 | 370.00 | 1,392.00 | 1,977.00 |
| 462223 | Owner | | 195.00 | 20.00 | 175.00 | 8.56 | 398.56 |
| 674189 | Compli | | 0.00 | 0.00 | 0.00 | 1,000.00 | 1,000.00 |
| 462161 | Owner | | 112.00 | 20.00 | 20.00 | 215.00 | 367.00 |
| 462210 | Owner | | 0.00 | 0.00 | 0.00 | 251.00 | 251.00 |
| 462067 | Owner | | 175.00 | 0.00 | 0.00 | 0.00 | 175.00 |
| 462259 | Owner | | 175.00 | 0.00 | 0.00 | 0.00 | 175.00 |
| 462306 | Owner | | 40.00 | 20.00 | 20.00 | 39.50 | 119.50 |
| 727712 | Compli | | 0.00 | 0.00 | 0.00 | 100.00 | 100.00 |
| 462064 | Owner | | 69.00 | 0.00 | 0.00 | 0.00 | 69.00 |
| 462320 | Owner | | 0.00 | 0.00 | 0.00 | 49.50 | 49.50 |
| 462315 | Owner | | 45.60 | 0.00 | 0.00 | 0.00 | 45.60 |
| 462148 | Owner | | 0.00 | 0.00 | 0.00 | 41.20 | 41.20 |
| 462160 | Owner | | 0.00 | 0.00 | 0.00 | 39.00 | 39.00 |
| 462270 | Owner | | 0.00 | 20.00 | 0.00 | 0.00 | 20.00 |
| 462318 | Owner | | 0.00 | 0.00 | 0.00 | 19.50 | 19.50 |
| 462124 | Owner | | 5.00 | 0.00 | 0.00 | 0.00 | 5.00 |
| Count: | 24 | | 1,791.60 | 180.00 | 2,065.00 | 44,933.06 | 48,969.66 |

Property Totals

Charge Code Summary

| Description | G/L Acct # | Amount |
|----------------------|------------|------------------|
| Assessment | 15000 | 12,543.50 |
| CC&R Fine | 15100 | 26,253.30 |
| Late Fee / Admin Fee | 15140 | 10,112.86 |
| Rtn Chk & Admin Fee | 15145 | 60.00 |
| | | <u>48,969.66</u> |