

**LAKE FOREST – SUMMIT OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
June 14, 2018**

MINUTES

1. CALL TO ORDER AND ROLL CALL

The meeting of the Lake Forest – Summit Owners Association Board of Directors was called to order at 6:55 PM immediately after the Annual Membership Meeting was adjourned by President Brian Provencal in the offices of The Management Trust at 1739 Creekside Drive in Folsom.

Board Members Present:	Brian Provencal	President
	Joan Poimiroo	Vice-President
	Bob Bogowitz	Secretary
	Helen Austin	Treasurer
	Jim Coghlan	Member-at-Large

The Management Trust: Mimi Menzies Executive Manager

2. CONFIRM POSTING OF AGENDA

Management stated the agenda was posted on the guardhouse door at least four days prior to the meeting pursuant to Civil Code requirements.

3. APPOINT BOARD POSITIONS: *Motion made, seconded and unanimously carried to keep the Board positions the same.*

4. OPEN FORUM

- ❖ Status of Specialized Audio reviewing the cameras for when the back gate was hit was requested.
- ❖ Meeting with Specialized needs to occur to train The Management Trust so everyone can see live and saved camera information.

5. EXECUTIVE SESSION REPORT: An Executive Session was held regarding member compliance and member discipline.

6. APPROVAL OF PRIOR MNUTES: *The Minutes of the April 12, 2018 Board of Directors Meeting were unanimously approved as amended.*

7. FINANCIAL REPORT

A. Treasurer's Report: Helen Austin gave the May 31, 2018 financial report as follows:

Operating Account Balance:	\$ 82,969
Reserve Account Balance:	\$607,773
Income or (Loss)	\$ 4,699

B. Lien Resolution: In accordance with Civil Code 5673, 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 the property owned by the member(s) listed on the association's delinquency reported dated **June 6, 2018**, and who are, or become, delinquent beyond sixty (60) days. This authorization shall only apply to those members who have been properly noticed of the delinquent assessment and of their rights as delinquent members in accordance to Civil Code 5660. The Board further authorized any director to sign and date any and all lien authorization forms as may be required for those delinquent members attached to these Minutes as identified by the association account number.

C. Bad Debt Write-Off: There was no bad debt to write off this month.

8. COMMITTEE REPORTS

A. Architectural: Tom Austin gave the report for both May and June.

- ❖ Lot 57 (2080 Lockridge): Construction approved.
- ❖ Lot 151 (1449 Crocker): Construction approved.
- ❖ Lot 157 (1050 Columbia Circle): Construction approved and has begun.
- ❖ Lot 176 (551 Lakecrest): Solar approved.
- ❖ Lot 78 (2501 Montgomery): Construction complete.

There are 11 vacant lots in Summit 1 and 10 lots remaining in Summit II.

B. Landscaping: Joan reported that work on Lot D is still pending acknowledgement from the owner on Carnegie/Hamilton whether the invasive redwood trees can be removed and upgrades done to that area. Bark was not placed around the large island outside the gates on Francisco. There should be additional bark placed on the island inside between the two gates, although there isn't a lot that is needed. Management indicated that the owner at 1620 Carnegie would like the fence along Lot D replaced since it is in need and his dog keeps getting out. The Board discussed wither it is the owner's responsibility or if it should be treated as a good neighbor fence. The fence was built by the original owner. Management will respond to that owner.

C. Social: No report.

D. Welcoming: Lynn Provencal continues to meet and welcome all new owners upon receipt of the deed information from Management.

E. Lake Forest Owners: Nothing new to report.

F. Streets: Brian and Tom discussed the next phase of street paving which will be Crocker although there is still concern about construction activity. Columbia is finished and an eye will be kept on it to see how the double sealcoat stands up through the winter.

9. UNFINISHED BUSINESS

A. Francisco Exit Gate Loop Relocation: Tom stated that no one has gotten back to him about a possible loop relocation at the Francisco exit gate. Management will follow up.

- B. Speeding Concerns/Updates and Options:** Tom Austin once again researched this subject about what be allowed within the community. Tom stated that local authorities determine what is allowable. Speed bumps are prohibited in El Dorado Hills. Only radar speed signs or street markings are allowed. If greater enforcement was approved, the CHP would have to come in with a minimum 2-year contract and twice a week patrols. The cost would be \$41,000 a year and could increase dues \$20 a month. An option will be to survey the members. Management was requested to have Rod Baydaline review a Traffic Enforcement Survey that could be sent and to collect from management as many e-mail addresses as possible. The current "Speed Limit" rule will be changed to "Traffic Enforcement" that will encompass more than just speeding. Tom will update the rule for the Board to review.
- C. Fencing/Painting Completion along Francisco:** CityWide has notified Management that there is an issue with the fence paint and they are working with the manufacturer to resolve the problem. The kick boards are being put at the bottom of the fence so animals can't squeeze through.
- D. Landscaping Light Changes - Francisco and Lakecrest Areas:** Management stated there has been no response from Barnum regarding all the problems associated with the LED landscaping lighting installation. Brian gave a detailed report during the Annual Membership Meeting.
- E. Common Area Assemblies - Rule:** Tom stated that associations have to allow the use of common areas for any peaceful assembly. Tom has recommended a rule that will be reviewed by Rod Baydaline.
- F. Weed Abatement Deadline - Update on Lot Clearing:** Management stated that all the lots were cleared by the deadline or the day after. No action is required.

10. **NEW BUSINESS:** There was no new business to come before the Board at this time.

11. **NEXT MEETING:** Thursday, July 12, 2018 at 5:30 PM.

12. **ADIOURNMENT:** The meeting was adjourned at 8:30 PM into an Executive Session.

Respectfully submitted,

Mimi Menzies
Executive Community Association Manager



The Management Trust™
OWNER INSPIRED. CHALLENGE ACCEPTED.

Attested to:

Robert Boyer
Board Member

12 July 2018
Date Approved

Unofficial until approved and dated.