

**EAST LAKE VILLAGE SHORES COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
FEBRUARY 9, 2012  
MINUTES**

**NOTICE**

With notice given and received, the Regular meeting of the Board of Directors of the East Lake Village Shores Community Association was held on February 9, 2012 at the East Lake Village Community Association Clubhouse in Yorba Linda, California.

**PRESENT**

Keith Hocking, President  
Richard Grubbs, Vice President  
Kjell Taylor, Secretary  
Tom Moore, Treasurer  
Rick Reese, Member at Large

Lori Yarborough, StoneKastle Community Management, Inc.

**CALL TO  
ORDER**

The meeting was called to order at 5:35 P.M. by Board President, Keith Hocking.

**COMMITTEE  
REPORTS**

**Social Committee**

Gary Adams provided a brief report. Gary Adams asked that the homeowners reserve a date in May for a Mystery Dinner being planned by the committee. Further information will be forthcoming on the date. The committee asked if the Board would consider allowing the committee to spend the budget allotted for the 2012/2013 fiscal year in a onetime event rather than over the course of the year. Tom Moore stated that would be fine so long as there were no contracts executed until the Board has knowledge of the contracts and approves the expenses. The committee is also looking into planning a few flotillas and possibly an Oktoberfest.

**Landscape Committee**

Laurel Latshaw reported that the tree wells have been mulched, and tree removal at 5220 Via Murcia has been completed. Laurel Latshaw presented a written report which will become part of these minutes.

**Street Committee**

Kathy Grubbs stated they are in the process of updating the emergency contact tree.

**Newsletter Committee**

Kathy Grubbs asked that the Board approve implementing a newsletter committee. A motion was duly made by Richard Grubbs to approve implementing a newsletter committee, Tom Moore seconded. Motion carried unanimously.

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**Paint Committee**

Tom Moore reported that he and Laurel Latshaw met with the new paint committee. The committee went through the current paint books and eliminated three color schemes and added one new scheme. On February 1, 2012 the committee met with Vista Paints, they are currently updating the paint books. Tom provided a written report and it will be made a part of these minutes.

**Wrought Iron & Gate Committee**

Gary Adams reported that the committee is gearing up for the 2012 wrought iron repairs on Via Andalusia and Via Morena. A walk was done with Pilot Painting last week of Via Andalusia, the walk took longer than expected therefore the walk on Via Morena will be done on February 23, 2012. Gary Adams provided a proposal from Pilot Painting for \$2,385 for wrought iron repairs and primer coat on Via Andalusia at a cost not to exceed \$3,000. A motion was duly made by Richard Grubbs to approve the Pilot Painting contract, Tom Moore seconded. Motion carried unanimously.

**District Delegate**

Pat Schiada, Master Board Member stated that the Master Board meeting isn't until the following week. Pat Schiada stated the Master Board is currently working on wood repairs at the clubhouse at a cost of approximately \$90,000. The East Lake Village Shores Board thanked Pat Schiada for finding some erroneous payments made in error by prior management to the Master Board which will be repaid to East Lake Village Shores Community Association.

**Architectural Committee**

There were no representatives present to provide a report.

**OPEN  
FORUM**

**Open Forum**

There were ten (10) homeowners in attendance.

**MINUTES**

A motion was duly made by Kjell Taylor to approve the January 12, 2012 minutes with changes, Rick Reese seconded. Motion carried unanimously.

**TREASURER'S  
REPORT**

The January 31, 2012 financial statements have not been completed by prior management. A motion was duly made by Tom Moore to table until March, Richard Grubbs seconded. Motion carried unanimously.

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**UNFINISHED  
BUSINESS**

Water Meters

Rick Reese reported that a homeowner contacted the water department for the City of Yorba Linda to raise the level of their water meter that had sunk in the grass area over time due to tree roots. The water department informed the homeowner that they could raise the meter at a cost to the homeowner of \$1,400. The homeowner further contacted the Engineering Department and notified them of the meter issue and they had their staff out and lifted the meter box at no expense. Management will check all streets for sunken meters on the next property inspection and report back to the Board in March. A motion was duly made by Kjell Taylor and seconded by Richard Grubbs to table this issue until the next time this issue arises and needs to be discussed.

Insurance Disclosure

During the transition in management companies it was discovered that prior management had failed to update the deductible figures that were raised by the Board. A new disclosure has been prepared by Berg Insurance to be mailed with the billing statements.

PCW Deck Resurfacing

Management provided a project update. Via Murcia has been completed, the crew will be knocking on doors on Via Andalusia to see if they can start the street early.

Parking Stops

At the January 12, 2012 Board Meeting Superior Asphalt Paving was approved to install a four foot parking stop in front of the home of 5367 Via Morena in the amount of \$250.00. It was determined that the parking stop was to be installed between 5368 and 5370 Via Morena not 5367. Management will meet with Superior Asphalt to have the stop relocated.

**NEW  
BUSINESS**

Website

Website – Caps the company that is currently doing the newsletters also does websites for many of the communities that StoneKastle manages. Their monthly fee for the website is \$40 per month, there is no fee to build the site and management will upload all documents and items to keep the website updated. The Board requested that they be provided the sites Caps has with StoneKastle for the Board to review. This topic will be placed on the March agenda.

Lake Assessment

The Master Association requested that the Lake Assessment in accordance with the Fourth Amendment be submitted and approved

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by East Lake Village Shores Board of Directors. A motion was duly made by Tom Moore to approve the signing of the Fourth Amendment, Kjell Taylor seconded. Motion carried unanimously.

Reserve Study

Management presented proposals for the 2012/2013 Reserve Study in preparation for the annual budget review. An onsite inspection was completed in April 2011; an update needs to be done this year. A motion was duly made by Tom Moore to approve RDA update at a cost of \$895, Richard Grubbs seconded. Motion carried unanimously.

Architectural Procedure

The Board reviewed the current paperwork being used by the Master Association for Architectural applications. StoneKastle would like to recommend that we add a cover letter to this application providing instructions on the process the homeowners should use when they pick up an application. Also enclosed was a sample log that would be included in ~~your~~ the Board report monthly. This item will be tabled until March when the forms will be changed and included for Board review. *your*

Welcome Package

The Board reviewed the Quick Reference Guide currently being used. Changes were made to the section pertaining to "Dog Barking".

Annual Meeting

The Candidate Statement was submitted to the Board for review and approval to mail to the homeowners in the billing statement. The Board approved the candidate statement as presented for mailing.

Management Approval Authority

Management presented a resolution for the Board to consider for management approval authority stating that StoneKastle Community Management, Inc. has authority to approve miscellaneous maintenance items in the amount not to exceed \$500 or emergency repairs needed not to exceed \$1,500. A motion was duly made by Richard Grubbs to approve the resolution as presented, Tom Moore seconded. Motion carried unanimously.

Painting of Via Andalusia

Tom Moore presented a proposal from Landmark Painting to paint the homes on Via Andalusia at a cost of \$84,555 which equates to \$3,240 per home. Also included on the proposal was a price of \$6.50 lineal ft. to paint the wrought iron and \$500 for a cherry picker. A motion was duly made by Tom Moore to approve the contract from Landmark Painting in

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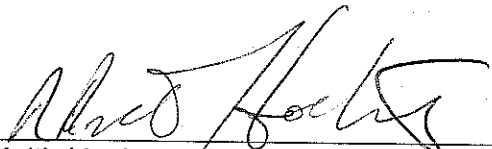
its entirety, Kjell Taylor seconded. Motion carried unanimously.

**NEXT MEETING** The next scheduled meeting is March 8, 2012 at 5:30pm.

**ADJOURN** There being no further business to come before the Board at this time, the meeting was adjourned at 8:30 P.M.

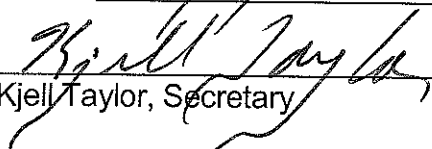
**ATTEST** Respectfully Submitted by Lori Yarborough, StoneKastle Community Management.

**APPROVED**

  
\_\_\_\_\_  
Keith Hocking, Chairman of the Meeting

**SECRETARY'S CERTIFICATE**

I, Kjell Taylor, hereby certify that I am the duly appointed Secretary of the East Lake Village Shores Association, and do hereby certify under penalty of perjury that the foregoing is a true and correct copy of the Minutes of the Board of Directors Meeting held February 9, 2012 was approved by the Chairman of the Meeting.

Dated: 3/8/12  
\_\_\_\_\_  
  
Kjell Taylor, Secretary

**E L V Shores Landscaping Committee Report – February 1st, 2012**

**Debits to date from Landscaping Extras #4840:**

All invoices to February 1<sup>st</sup>: \$ 9,176.00

Bid to date, not yet invoiced:

November walk \$ 394.00

January walk- tree wells & mulching tbd

Tree removal @ 5220 Murcia \$ 510.00

**Total estimated expenses to date from Extras acct: \$10,080.00**

Amount budgeted to February 1<sup>st</sup>: \$8,335.00

**Balance: (\$1,745.00)**

**Reserve expenses** for major landscaping (all plants 15 gal. and over and all boulders)

**Total estimated landscaping expenses to date from Reserves: \$ 539.00**

Amount budgeted to February 1<sup>st</sup>: \$1,880.00

**Balance: \$1,341.00**

**Total debits to date from Irrigation Repairs #4870: \$ 2,321.00**

Amount budgeted to February 1<sup>st</sup>: \$1,400.00

**Balance: (\$881.00)**

**PAINT COMMITTEE REPORT  
FEBRUARY 9, 2012**

**ON JANUARY 27TH LAUREL LATSHAW AND I MET WITH THE  
NEW PAINT COMMITTEE WHO IS COMPRISED OF:**

- **DONNA MARTIN**
- **PATTY MAHERN**
- **SANDY BARNES**
- **LINDA WILSON WAS ABSENT**

**We went through the color chart (paint book) and made minimal changes but did eliminate 3 colors that do not seem harmonious with the others. Additionally we added one new color scheme involving stucco and siding colors from other existing schemes and added a new accent color.**

**On February 1<sup>st</sup>, I met with the representatives of Vista Paint and communicated those changes. Currently Vista has all of our color books and are implementing changes for all to see on February 18<sup>th</sup> when I will be on Via Andalusia meeting with home owners to answer questions and take applications.**

**On a rainy January 23<sup>rd</sup> – representatives from Landmark painting and I walked Andalusia to note any work that needed to be done so we could advise the home owners of specifically what needs to be done prior to the commencement of work on March 12<sup>th</sup>. The street is in pretty good shape with just about 30% of the houses needing some repair. These noted items were distributed to Chuck Kimmich who is the street rep.**

**Landmark has submitted their bid for the work to be done this year and I am pleased to announce that they have held their pricing the same for the fourth consecutive year – with the minor exception of special paint used on the wrought iron. The old product is no longer available or legal and the new product is quite a bit more expensive. We hope to approve and award their bid later tonight.**

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