

**EAST LAKE VILLAGE SHORES COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 10, 2022
GENERAL SESSION MEETING MINUTES**

NOTICE With notice given and received, the Meeting of the Board of Directors of the East Lake Village Shores Community Association was held on February 10, 2022, Via Zoom.

PRESENT John King, President
John Miller, Vice President
Susan Wan-Ross, Secretary
Joe Winston, Member at Large

Lori Yarborough, StoneKastle Community Management, Inc.
Nancy Blasco, StoneKastle Community Management, Inc.

ABSENT Tom Moore, Treasurer

CALL TO ORDER The meeting was called to order at 6:02 P.M. by John King, President.

COMMITTEE Landscape Committee
Chairman, Angela Guerrero reported on the landscape expenses year to date and advised she will be working with Villa Park and Management on creating a new plant pallet and a one, three and five-year enhancement plan.

Boat-Thru Committee
John Miller confirmed the Boat-thru inspection took place as scheduled and violations noted were mainly palm fronds trimming needed. There were still a few homes with holiday lights and letters will be sent.

Social Committee
Susan Wan Ross reported the social committee calendar has been planned out for the year.

Street Representative
Pat Schiada reported they are keeping up with needed directory changes. Also, the representatives were asked if they would like to have the locks off the electrical for holiday decorations other than Christmas let StoneKastle know to remove.

Newsletter
Jim Worthen and Gary Adams discussed introducing the new landscape chair in the next addition.

Painting Committee
Tom Moore was absent, but owners were advised Via Apolina had their meeting, and several homes are having their wood rot repairs done. First Street Painting is scheduled to start in March.

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Wrought Iron Fence Committee

Norm Gerstein and Joe Baldo were absent. John King reported the painting will proceed and Precision was asked to bid Via Apolina.

Architectural Committee

No applications currently.

District Delegate Report

Dale Bradley reported the clubhouse is scheduled to open back up. The Lake is currently in good condition, and they are going to be adding new monuments around the lake.

OPEN FORUM No issues presented to the Board.

MINUTES A motion was made by John Miller, seconded by Susan Wan-Ross to approve the January 13, 2022, Regular Session Minutes. Motion carried.
Abstain: Joe Winston

FINANCIAL STATEMENTS A motion was made by John King, seconded by Joe Winston to accept the January 31, 2022, Financial statements. Motion carried unanimously.

LIENS In accordance with California Civil Code §5673: A motion was made, seconded, and unanimously carried to approve to pre lien in accordance with the Association's adopted Delinquent Assessment Collection Policy and California Civil Code on the properties identified as:

- Account #1910053281
- Account #1910153501

UNFINISHED BUSINESS 5435 Via Rene – ADCO South Roof Repair Proposal
A motion was made by John King, seconded by John Miller to approve proposal #4681 dated January 27, 2022, to perform a cricket repair for \$2,245.00 to be paid from Reserve GL #9750 (Roofs). Management has been requested to ask Consultant, Conor Ross to be present during the repair and write a report on the findings. Management has also been requested to contact legal counsel to see if there is any reimbursement recourse against Pro-Am since they did not perform the repair as hired in 2018.

A motion was made by John King, seconded by Joe Winston to approve hiring the consulting services of Conor Ross for a not to exceed amount of \$450.00. Motion carried unanimously.

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**NEW
BUSINESS**

Proposals– Villa Park Landscape

A motion was made by John King, seconded by Susan Wan-Ross to ratify the approval of the proposal from Villa Park Landscape to replace the malfunctioning irrigation valve on Via Rene for \$875.00 to be paid from Reserve GL #9470 (Irrigation).

A motion was made by John King, seconded by Susan Wan-Ross to approve the January walk thru proposal from Villa Park Landscape for \$557.50.

Wrought Iron Repairs

A motion was made by John King, seconded by Joe Winston, and unanimously carried to approve the proposal from Precision Painting to perform wrought iron repairs on Via Murcia for \$3,560.00 and also include repairs at 5220 LHS gate post, RHS lower railing gate, RHS gate post anchor 5240 RHS Backyard 1 post near lake edge 5235 replace right side panel next to gate (whole section) for a total not to exceed \$7,000.00. To be paid from Reserve GL #9450 (Wrought Iron).

Reserve Study Proposal

A motion was made by Joe Winston, seconded by Susan Wan-Ross, and unanimously carried to approve the proposal from Foresight Financial to conduct an on-site reserve study. Management has been requested to ask Foresight Financial to perform the on site for \$1,200.00 as opposed to the quoted cost of \$1,495.00. Furthermore, John King and Joe Winston would like to be present when the evaluation is performed.

Architectural Request – 5310 Via Andalusia

The Board reviewed and discussed the architectural application submitted by 5310 Via Andalusia whereas the owner is requesting to install a sea serpent topiary. The Board has requested the architectural committee determine if the request is in conformity with the community and must decide if approved or not.

Legal Updates and Boot Camp

Whitney & Petchul has offered to conduct a legal update and Board Boot Camp. They have requested that Management provide them some dates from the Board in order to have this scheduled after things open up and we can meet in person. The Board advised they are interested in having the session on a Friday.

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Appoint Inspector of Election for Annual Membership Meeting and Election

A motion was made by Susan Wan-Ross, seconded by Joe Winston to approve the appointment of Norma Skelly of 5372 Via Maria to act as the Inspector of Election and certify the results of the election in accordance with the adopted election Rules for the Annual Membership Meeting and Election to be held on May 12, 2022, at 6:15 p.m. with registration at 6:00 p.m. at the East Lake Village Clubhouse. Furthermore, StoneKastle Community Management, Inc. is authorized to receive the ballots and will turn them over to the Inspector of Election prior to the meeting.

Electric Bill Inconsistencies

Management advised we investigated why the Electric bill was so high in December. It was determined that Edison set up the Master Association bill under the Shores with the Shores tax id. Management advised the Board; the Master Association will reimburse the Shores for the payment in the amount of \$1,288.69.

Protek Lighting

The Board reviewed information from Protek on the street-light fixtures and bulbs, reasons for invoices as well as warranty information. Management has been requested to inquire why Protek used replacement bulbs that must be in a sealed fixture to maintain the warranty.

Annual Meeting Committee Gifts Budget

A motion was made by John King, seconded by Joe Winston, and unanimously carried to approve a budget of \$700.00 to \$800.00 for the purchase of gifts for committee volunteers.

ADJOURN

There being no further business to come before the Board at this time, the meeting was adjourned at 7:48 PM to Executive Session.

ATTEST

Respectfully Submitted by Nancy Blasco, StoneKastle Community Management.

APPROVED

Chairman of the Meeting

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SECRETARY'S CERTIFICATE

I 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 10, 2022, was approved by the Chairman of the Meeting.

Dated: _____

Secretary

Approved March 10, 2022