

**EAST LAKE VILLAGE SHORES COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
APRIL 14, 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 April 14, 2022, at the East Lake Clubhouse, 5325 Village Center Drive, Yorba Linda, CA.

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

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

**ABSENT** None

**CALL TO ORDER** The meeting was called to order at 6:01 P.M. by John King, President.

**COMMITTEE** Landscape Committee  
Chairman, Angela Guerrero reported that Villa Park has provided a proposed 1, 3, 5-year landscape renovation plan. The landscape committee will be meeting to review what is being proposed.

Boat-Thru Committee  
John Miller confirmed the Boat-thru inspection took place as scheduled and violations noted were mainly palm fronds in need of trimming, weeds and asparagus fern growing near the water edge.

Social Committee  
Judy Gerstein reported that the first event, April flotilla was successful and provided information on upcoming events.

Street Representative  
Pat Schiada reported she and the other street reps would like to assist with ballot collection. Management will provide Pat with additional ballot sets to pass out to the other street volunteers.

Newsletter  
Jim Worthen and Gary Adams were not present. John Miller advised he will add information regarding the annual meeting and encourage participation. Currently it appears approximately 55% of the members open the app but there is no way to determine how many people are actually reading the content.

Painting Committee  
Tom Moore advised that Via Apolina is 35% completed. The project has

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been very successful thus far. Only one complaint regarding trampled plants. Tom advised once First Street was advised of the issue, they were immediately responsive. Additionally, there were two homes that had not selected colors as of the meeting. The next street scheduled for painting is Via Morena.

Wrought Iron Fence Committee

Norm Gerstein and Joe Baldo were absent. Management reported the repairs and painting have not taken place and we are waiting for the schedule from Precision. Furthermore, Management met with Steve Anderson, owner of Fence Works to discuss longer lasting fencing alternatives as the wrought iron repairs will be on going. Steve Anderson advised there is a product called Ameristar which is an aluminum powder coat product, and it now is available in white.

Architectural Committee

Gary Martin reported the majority of applications recently received are for wood repairs.

District Delegate Report

Dale Bradley reported the lake is in good condition. They are working with the YMCA to have a water aerobics program. Dale also reminded those present, visitor passes need to be renewed every fifteen days.

**OPEN FORUM**

Homeowners present requested the newsletter encourage people to slow down and drive a safe speed limit in the community.

**MINUTES**

A motion was made by Tom Moore, seconded by Joe Winston to approve the March 10, 2022, Regular Session Minutes. Motion carried.  
Abstain: John King

**FINANCIAL  
STATEMENTS**

A motion was made by Tom Moore, seconded by Susan Wan-Ross to accept the March 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 Lien in accordance with the Association's adopted Delinquent Assessment Collection Policy and California Civil Code on the properties identified as:

- Account #1910052831
- Account #1910203041

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Furthermore, a motion was made by John King, seconded by John Miller to prelien the following properties. Motion carried unanimously.

- Account #1911153671

**UNFINISHED  
BUSINESS**

5250 Via Murcia. The Board reviewed the report from Conor Ross Consulting with regard to the ongoing leak. Ross advised no visible signs of failure or improper installation in the local roof system causing water intrusion. A water test was then performed to isolate specific areas. Area #3 – Siding and roof above the valley on the second story, water could be heard inside the house hallway. Adco inspected and performed a temporary fix of securing z-bar flashing and caulking. Management has been requested to confirm with Adco if there was any siding or wood repair done when performing the temporary fix. If so, how much as this is an owner responsibility to maintain.

2022 Legal Update

Whitney & Petchul has offered to conduct a legal update and Board Boot Camp. This class will be scheduled after the Annual Meeting.

**NEW  
BUSINESS**

5265 Via Murcia roof repair, a motion was made by John Miller, seconded by Joe Winston to approve proposal from ADCO Roofing to repair two areas of the roof. One section directly above the bedroom and the other at the peak at the address listed above in the total amount of \$2,433.00. Motion carried unanimously.

Review of Fines

The Board reviewed the current fine policy for East Lake Village. A motion was made by John King, seconded by Tom Moore to mirror the Shores Fine Policy to the East Lake Village fine policy.

Draft Reserve Study & Budget

The Board reviewed the draft reserve study and preliminary budget for the upcoming fiscal year. Management has been requested to send the proposed budget to the Budget Committee for review.

**ADJOURN**

There being no further business to come before the Board at this time, the meeting was adjourned at 7:30 PM to Executive Session.

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**ATTEST**                      Respectfully Submitted by Nancy Blasco, StoneKastle Community Management.

**APPROVED**

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Chairman of the Meeting

**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 April 14, 2022, was approved by the Chairman of the Meeting.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Secretary