

LOCKE MANAGEMENT ASSOCIATION
Meeting of the Board of Directors
October 12, 2010

The Board of Directors of the Locke Management Association held a meeting at the Locke Boarding House in Locke, California.

I. Call Meeting to Order - Establish Quorum

The meeting was called to order at 6:37 p.m. by Chairman Russell Ooms and a quorum was established. Members present included Directors Leung, Alexander, Wester, Mendel, Brazil and Chu. Directors Woo, Eng, Ragona, Correia, and Giannetti-Mabalot were absent.

II. Approval of Minutes

The Board reviewed the September meeting minutes. After review, Director Mendel moved for approval, seconded by Director Alexander. Director Chu abstained due to his absence at that September 14, 2010 meeting. Minutes were approved.

III. Treasurer's Report

Property Manager reported the LMA bank balance as of 9-28-2010 as \$65,021.45.

The Board also reviewed the Profit and Loss Report prepared by CPA Bruce Pisoni. Director Brazil moved for approval, seconded by Director Chu. Treasurer's report was approved.

IV. Communications

Chairman Ooms asked the Board to review their policy of accepting public comments. Roberts Rules of Order do mention the option of giving the public the opportunity to speak before the Board reviews agenda items. Director Wester mentioned the 3 minute limit would still apply. After comments were received from the directors and the public in attendance, it was a consensus of the Board to continue the procedure of having comments after Board discussion but before Board votes.

Director Wester presented a letter from Tony Lee to the Board members dated 10-12-2010 addressing issues related to the Davis Sterling Act, the parking spaces created on common ground near Levee Street, FPPC Form 700 filings, etc. A copy of the correspondence is being retained in the LMA's file.

V. Old Business

a. ACTION ITEM - Davis Sterling Act.

Chairman asked the Board to consider deciding if it would be diligent of the

Board to seek a legal opinion that would address the numerous inquiries and demands of some homeowners to formally acknowledge and adopt the policies of the Davis-Sterling Act. At the heart of the issue is the right to mediation.

The Property Manager presented the Board with a packet from Adams-Kessler including a proposal for such an opinion. It was discussed we have a legal opinion from County Counsel that has reviewed the SHRA applications and founding documents of the LMA and their opinion is the LMA does not fall under the Davis Sterling Act provisions. Their estimate is approximately \$1,200 to \$1,500 for the opinion.

Director Wester moved for the Board to present an option to the Homeowners to review the suggestion and vote if they support such an expenditure from the LMA assessment funds. Director Alexander seconded the motion. Motion was unanimously approved.

Chairman Ooms and Property Manager will draft a letter to the Homeowners to solicit their votes on the subject. Each homeowner will have 1 vote for each parcel they own. A simple majority vote will make the determination.

b. ACTION ITEM - Approval payment and reimbursement of legal fees to Attorney Christopher Lee (\$562.50) and Russell Ooms \$355).
The Board reviewed the budget amount of \$2,500 that was approved for the expenditure from the LMA for the legal fees incurred in the court case brought against Chairman Ooms and his actions on behalf of the LMA. Director Braziel moved for approval of a total of \$917.50 (as itemized above) that exceeded the original budget amount, seconded by Director Alexander. The vote was for approval with Director Wester casting the lone dissenting vote.

c. Form 700-FPPC - Status of Board members filings
Chairman Ooms reminded the Board it has been determined the Board members must file Form 700 under the FPPC regulations. Directors Woo, Braziel and Correia currently file. All other Board members were reminded to send in their Form 700's to the Property Manager for filing.

d. Garden Master Plan Advisory Committee Report
The Advisory Committee for the Garden Master Plan met and were challenged by a Locke business owner and a Locke resident about the legality of their meeting. After review, it was determined such a meeting is allowable under the Brown Act.

The Committee will schedule another meeting, post the meeting at the Locke Boarding House and encourage residents and homeowners to attend the planning session.

e. Reduction of Assessments - Dick Lofstrand

Homeowner Dick Lofstrand presented his plan to reduce assessments by cutting expenses focusing on completely cutting payroll expenses, i.e., the property manager and accounting positions.

He feels the LMA can successfully recruit volunteers from within the homeowner community and the Board Members to perform those duties thus resulting in a reduction of approximately 50% in the assessments homeowners currently pay.

The Board listened and commented this goal could possibly be accomplished on a gradual schedule assuming volunteers step up to support his concept.

f. Parking Lot and Restroom Update - Lighting and Completion Schedule
Property Manager reported SHRA, Sandy Piekarsky, has relayed from Mike Ordonia the entire project should be finalized by October 31, 2010.

g. ACTION ITEM - Approval of Locke Community Bulletin Board Posting Policy.

The Board reviewed the draft of the posting policy for the new Bulletin Board, soon to be mounted just east of the Boarding House in the new picnic table area, under the supervision of the property manager position.

The new policy outlines the posting policy and order of priority of public notices as they pertain to required postings (Agendas and Minutes, for example) and information items as they pertain to the Locke Community, the Delta Community, etc. Final determination on items of question will be decided at the Board level.

VI. New Business

a. Budget Advisory Committee - two Board volunteers to join Chairman, Accountant and Property Manager for Budget Planning.

Directors Chu and Giannetti-Mabalot will serve on the Budget Advisory Committee in addition to the Chairman, CPA Pisoni and Property Manager Roberts.

b. Executive Officer/Property Manager Replacement

Property Manager Roberts presented her retirement from the Property Manager position in Locke. The Chairman discussed the possibility of making the position part-time, possibly an hourly position, as replacement is discussed for the position to accomplish reducing this budget expenditure.

c. Adam's Hotel - Condemnation Status

Director Wester discussed the status of this building located at the west end of Main Street. The building was the Lockeport Hotel. It is in poor condition, a potentially dangerous situation. He asked if the status with Sacramento County is known, believes they potentially would tear it down. Director Brazier mentioned the due process in a condemnation situation is huge, not a quick

process.

It was suggested the Property Manager and possibly Director Wester contact Robert Adams through his brother, Jose Lazo, to discuss the situation and see what plans they may have in process to stabilize the building. Director Wester expressed what a huge loss it would be for Locke to lose that building to condemnation.

VII. Executive Officer/Property Manager Report

The Manager reported on the annual fire suppression inspection conducted last month. Protec, the installers and maintenance company for our system, will takeover the monitoring service as the end of October. They have prepared a report outlining the repairs needed to the system.

VIII. Public Comments for Items NOT on th Agenda.

Director Wester asked the procedures to place items on the Agenda. He also questioned the letters written by homeowners that are not discussed when distributed. The concensus was individuals need to write their concerns in a letter form, come to a meeting, present their concerns to the Board, define what action they are seeking from the Board.

Board members found it hard to respond to a letter given to them a few minutes before a meeting with no time to review and discuss what the individual wants them to do.

IX. Announcements

None

X. Adjournment

Meeting was adjourned.

The above minutes were prepared by the Recording Secretary and are subject to Board approval.

Shirley Roberts

Date