

LOCKE MANAGEMENT ASSOCIATION
BOARD MEETING AGENDA
TUESDAY, DECEMBER 14, 2010
LOCKE BOARDING HOUSE – LOCKE, CALIFORNIA

- I. Call Meeting to Order - Establish Quorum (6:30 p.m.)
- II. Approval of Minutes – November 9, 2010 (6:35 p.m.)
- III. Treasurer's Report (6:45 p.m.)
- IV. Communications (6:55 p.m.)
- V. Old Business (7:10 p.m.)
 - a. UPDATE ITEM - Davis Sterling Act – Legal Opinion
 - b. REPORT ITEM – Form 700 FPPC Board member filings
 - c. REVIEW ITEM – Garden Master Plan Advisory Committee
 - d. UPDATE ITEM – Parking Lot and Restroom Update
- VI. New Business (7:20 p.m.)
 - a. REPORT AND ACTION ITEM – Ballot Results from 2011 Board election for 2 board seats.
 - b. ACTION ITEM – Election of Board Officers for 2011
 - c. REVIEW ITEM – Tony Lee letter of September 13, 2010
 - d. ACTION ITEM - Approval of \$1,000 donation for 18'x21' Metal Carport for protection of LMA mechanical equipment.
- VII. Executive Officer/Property Manager Report (7:40 p.m.)
- VIII. Public Comments for Items NOT on the Agenda. (7:45 p.m.)
- ~~IX.~~ Announcements (7:55 p..m.)
- X. Adjournment (8:00 p.m.)

LOCKE MANAGEMENT ASSOCIATION
Meeting of the Board of Directors
November 9, 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 6:34 p.m. by Chairman Russell Ooms. A quorum was present. Present were Directors Alexander, Mendel, Woo, Chu, Correia, Wester, Braziel, Giannetti-Mabalot and Ragona via tele-conference. Absent were Directors Eng and Leung.

II. Approval of Minutes

The Board reviewed the October 12th meeting minutes. Motion was made by Director Mendel and seconded by Director Correia for approval, minutes were approved.

III. Treasurer's Report

Treasurer Giannetti-Mabalot reported the LMA average bank balance for the month of October as \$61,910.58. The ending month's bank balance was reported as \$56,800.85. After discussion the Treasurer's Report was approved. Director Correia motioned for approval of the treasurer's report, seconded by Director Chu.

IV. Communications

None

V. Old Business

a. ACTION ITEM – Davis Sterling Act-Vote Results regarding pursuing legal opinion if the Act pertains to LMA.

Property Manager Roberts reported on the results of the balloting from the LMA Property Owners. The vote results were 13 for and 9 against authorizing the expenditure for securing a legal opinion to determine if the LMA is subject to the provisions of the Davis Sterling Act as it pertains to our homeowner's associations not exceed \$1500.00.

Director Woo made a motion authorizing Property Manager Roberts to contact Adams-Kessling and authorize them to determine the application of the Davis Sterling Act as it applies to the LMA, but in particular how the mediation requirement of the DSA applies to our existing proceedings, by-laws, practices and procedures. Director Alexander seconded the motion, seconded by Director Alexander. Motion approved.

b. REPORT ITEM – Form 700 – FPPC – Status of Board members filings

Property Manager Roberts reported several Form 700's have been returned by the Board members, as soon as the balance of the forms are received she will proceed with submitting

them on behalf of the LMA and LF to the FPPC.

c. REPORT ITEM – Garden Master Plan Advisory Committee

Chairman Ooms reported the Advisory Committee has made an attempt to meet and plan another public meeting on November 15, 2010 at 6 p.m. They will be reviewing the Garden Master Plan to bring it up to date. Their recommendations will come back to the Board for their review, discussion and approval.

d. REPORT ITEM – Budget Advisory Committee

The Committee has had one planning meeting. Discussion has been centered on the proposal to lower LMA month assessments based on restructuring the accounting and property manager positions and their respective duties. The Committee will report back to the Board after their next meeting.

e. Parking Lot and Restroom Update

It was reported by Chairman Ooms the project appears to be nearing completion with an anticipated clearance by the end of November.

VI. New Business

a. REVIEW ITEM – Code Enforcement Issues

Director Chu reported his unpleasant experience of receiving a letter from Sacramento County Code Enforcement. The complaint was related to his building on Main Street, housing Strange Cargo, in the rear alley yard area.

He expressed the main frustration was the fact he and the Property Manager had made a cooperative effort to correct the debris problem, caused by a neighboring tenant, and the area had been cleaned, fenced with new redwood materials, etc. The complaint was on the heels of him already correcting the issues in a responsible manner.

His plea was for the refreshing of policies that seek cooperation of residents and property owners to follow the policies and procedures already in place that start with contacting the Property Manager to involve them in the process to help with such issues. By passing our own policies and procedures and CC&R's is unhealthy in his opinion and angers property owners such as himself. It is important to keep the lines of communication within the community and the system open to alleviate random, harassing calls to Code Enforcement.

b. REVIEW ITEM – Coordination between Sacramento County Sheriff's Department and the LMA.

Chairman Ooms expressed a need for the LMA to establish open communication between the County Sheriff's Department and the LMA to establish our credibility with their agency. It was pointed out there will be a new Sheriff after the election effective November 30, 2010. The LMA will work to establish a message from the top down to create a good working relationship with the Sheriff's Department.

c. REVIEW ITEM – Clean-Up issues of LMA Common Area Alley

James Motlow was on the agenda for this issue, but in light of earlier comments by Director Chu, he will handle his issues through the Property Manager in an attempt to put the system to work as was discussed.

d. REVIEW ITEM – Tony Lee Letter of September 13, 2010

The Board reviewed the letter received from Tony Lee and placed on the agenda per the request of Tony and board member, Ernie Wester, on his behalf.

The Board have invited Tony to present his concerns and questions to them directly at a meeting. After discussion, Board members were unclear on what was his specific request for action. He will be encouraged to address the Board at a future meeting.

VII. Executive Director/Property Manager Report

The Property Manager reported on the transfer of monitoring service from ADT to Protec, resulting in a reduction of service fee from \$93.49 to \$25 per month.

VIII. Public Comments for Items NOT on the Agenda.

IX. Announcements

None

X. Adjournment

The meeting was adjourned at 8:47 p.m.

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

Shirley R. Roberts

Date