

RIVERLAKE COMMUNITY ASSOCIATION

MEETING OF THE BOARD OF DIRECTORS

December 3, 2009

MINUTES

- NOTICE** Upon due notice given and received, the Board of Directors meeting of the Riverlake Community Association was held on December 3, 2009 at the office of the Association, 799 Lakefront Drive, Sacramento, California, 95831.
- BOARD MEMBERS PRESENT** Bob Murphy – President
Arnold Bray – Secretary
Calvin Gladden - Director
Tamara Dawn - Director
Jim Parker – Director
Andrew Plescia – Director
- BOARD MEMBERS ABSENT** Richard Soo Hoo – VP/CFO
- OTHERS PRESENT** Kevin D. Hubred, CCAM, PCAM – General Manager
Tara Correa, Administrative Coordinator
- CALL TO ORDER** The meeting was called to at 6:10 PM.
- APPOINTMENT OF OFFICERS** **ELECTION OF OFFICERS: The Board of Directors met to appoint the officers of the Association as follows** Bob Murphy, President; Richard Soo Hoo, VP & CFO; Arnold Bray, Secretary.
- A motion was made, seconded, and passed unanimously.
- RESOLVED:** To appoint Bob Murphy, President; Richard Soo Hoo, VP/CFO; and, Arnold Bray, Secretary.
- EXECUTIVE SESSION DISCLOSURE** CC&R Violation Hearings
Foreclosures
Homeowner Request
GM/Association Agreement Renewal
- OPEN FORUM** There were no homeowners present during the board meeting.
- CONSENT CALENDAR** A motion was made, seconded, and passed unanimously.
- RESOLVED:** To approve the consent calendar approving the regular and executive session minutes from the October 28, 2009 board meetings and the acceptance of the October 30, 2009 financial statements.
- UNFINISHED BUSINESS** **A. POCKET ROAD MEDIAN – RCA/City Agreement Renewal 2010**
Management presented the proposed Pocket Road Median Agreement between Riverlake Community Association and the City of Sacramento that expires on December 31, 2009. The City of Sacramento intends on extending the agreement for an additional two years beginning January 1, 2010.
- However, the City has removed the sections regarding indemnification and attorney’s fees from the agreement and the board is concerned about this omission. They are also concerned about the increase cost in landscape maintenance and water to the median area.
- After much consideration, the Board determined that Bob Murphy and Kevin Hubred would meet with City representatives to discuss the removal of the indemnity insurance clauses and to negotiate a higher landscape maintenance reimbursement rate from the City.

Due to the December 31, 2009 expiration of the current contract, the Board agreed to appoint Bob Murphy to negotiate with the City in the best interest of the Association and sign the contract on behalf of the Board.

A motion was made, seconded and approved unanimously.

RESOLVED: To appoint Bob Murphy as liaison with the City to negotiate the Pocket Road median landscape maintenance that is scheduled to renew on January 1, 2010.

A. Lien Filing

According to Civil Code 1367.1 and 1367.4, homeowners associations in the state of California are required to approve the filing of a lien in an open meeting prior to actually filing the lien.

Homeowners located at parcel #031-0490-053-0000) are three months behind in homeowner assessments.

A motion was made, seconded and passed unanimously.

RESOLVED: To file a lien against the property located at Parcel #031-0490-053-0000.

B. BAD DEBT WRITE-OFF

James Ugan, homeowner residing at 961 Cobble Shores Drive, lost their house to foreclosure with no proceeds available to pay past due assessments. The amount owed to RCA is \$990.80.

A motion was made, seconded and passed unanimously.

RESOLVED: To approve the write-off of the unpaid assessments owed by James Ugan, 961 Cobble Shores Drive, in the amount of \$990.80.

There being no further business to discuss, the meeting was adjourned at approximately 8:10 PM.

The next meeting is scheduled as follows:

- Regular Board Meeting on Wednesday January 27, 2010 at 6:00 PM at the Association office at 799 Lake Front Drive, Sacramento, CA 95831.

**NEW
BUSINESS**

ADJOURNMENT

ATTEST: Respectfully submitted by Kevin D. Hubred, CCAM, PCAM – Riverlake General Manager

NEXT MEETING

SECRETARY’S CERTIFICATE

I hereby certify that I am the duly appointed and acting Secretary of the Riverlake Community Association, and do hereby certify under penalty of perjury that the foregoing is a true and correct copy of the Minutes of the Regular Board Meeting of the Board of Directors held on December 3, 2009.

Dated: January 27, 2010

Arnold Bray

