

**Stonegate Woods Homeowner's Association  
Board of Directors Meeting  
November 17, 2010**

Board Members present: Allison Pohl, Ali Senauer, Carol Lamb, Jerry Balaban

Members absent: n/a

Others Attending: n/a

**Meeting called to order at 5:50 PM.**

**I. Review of Minutes of October 20, 2010 Meeting**

- Approved as amended by unanimous vote.

**II. Finances/Treasurer's Report**

- Treasurer (President Pohl) reported that the formal report for September has not been finalized but that it will be sent via email to Board members prior to the next meeting. However overall, expenses continue to track well to budget.

**III. Property Management Report**

- New Light Fixtures: Installation has been completed throughout the complex.
- Owner of 3022: Has reported there is "wall rot" in the wall in common with an adjacent address. The owner of 3022 expressed the belief that the resolution of this problem is the responsibility of the SWHOA. However, Board members agreed that the CC&Rs clearly assign responsibility for all repairs - outside of the defined common areas - as the sole responsibility of the individual owners affected.
- Owner of 3144: Has complained that their request was denied to use a ladder located on the adjacent property in order to gain access to their roof which is common to both properties. The adjacent owner's refusal was due to the potential liability involved. SWHOA Board members agreed that the owner on which the ladder is located has the right to refuse access. The SWHOA Property Manager contacted our insurance company to investigate what would be involved in order to support an "easement" for access of this sort. However, the additional premium amount required was found to be excessive. The Board also agreed that a roofing repair company should have the equipment needed to access this type of roof.

**III. Old Business – N/A**

- Revised Stonegate Woods Web Sites: President Pohl reported that the new web site is operational except for the capability of the user to have access to our SWHOA Board minutes on-line. This capability should be operational within the next 1-2 months. President Pohl also reported that Davis area realtors have given her positive feedback about the new website.

**IV. Misc/New Business – N/A**

**Meeting adjourned at 6:30pm** Next meeting schedule for: December 15 , 2010

Respectfully submitted, \_\_\_\_\_

Jerry G. Balaban