

LOCKE MANAGEMENT ASSOCIATION
Meeting of the Board of Directors
December 14, 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 6:42 p.m. by Chairman Russell Ooms. A quorum was present, consisting of Directors Leung, Chu, Alexander, Correia, Wester, Eng, Giannetti-Mabalot, Woo and Mendel. Absent were Directors Ragona and Braziel.

II. Approval of Minutes

The Board reviewed the November 9, 2010 meeting minutes. Motion was made by Director Mendel, seconded by Director Correia for approval, minutes were approved as corrected.

III. Treasurer's Report

Treasurer Giannetti-Mabalot reported the LMA average bank balance as of November 26, 2010 at \$59,120.02. Director Eng motioned for approval of the report, seconded by Director Mendel. Report approved.

IV. Communications

None

V. Old Business

a. UPDATE ITEM – Davis Sterling Act – Legal Opinion.
Property Manager Roberts reported all of our governing documents have been sent to Adams-Kessling in anticipation of their reviewing them. The contract received had verbage that didn't clearly state the scope of the work they will be performing for the LMA. Chairman Ooms referred it to Director Woo for his recommendation on how to clearly define our project.

b. REPORT ITEM – Form 700 FPPC Board Member Filings

The Manager reported all of the filings for the Board have been completed and returned to her. She will be able to have them submitted in the near future.

c. REVIEW ITEM – Garden Master Plan Advisory Committee

The Advisory Committee has prepared a preliminary report of recommendations to update the Garden Master Plan. They will be reviewed and placed on the Board for future discussion and action. Directors Alexander, Ooms and Wester were instrumental in drafting the plan recommendations with the goal of treating all gardeners fairly and to promote a smoothly run system. The Committee will post the proposed changes so everyone can see and submit their ideas.

d. UPDATE ITEM – Parking Lot and Restroom Update

The last conversations with the SHRA anticipate near completion of the project. Their offices will be closing down for 2 weeks over the holidays.

VI. New Business

a. REPORT AND ACTION ITEM – Ballot Results from 2011

Property Manager Roberts reported on the results of the recent election for the two Board positions up for re-election – 1 Residential seat held by Russell Ooms, 1 Commercial seat held by Kristina Giannetti-Mabalot. The ballots were tallied by 3 volunteers and the property manager. The candidates running against the incumbents were Brady Dresden-Bevis and Dustin Marr.

The residential seat was won by Brady Dresden-Bevis-Residential and Dustin Marr-Commercial.

b. ACTION ITEM-Election of Board Officers for 2011

The election of Board Officers was postponed until the January 11, 2011 meeting.

c. REVIEW ITEM – Tony Lee letter of September 13, 2010

This agenda item will be carried forward since Tony Lee is not in attendance at this meeting to present his concerns to the Board.

d. ACTION ITEM – Approval of \$1,000 donation for 18' x 21' Metal Carport for protection of the LMA Mechanical equipment

Director Ooms presented a copy of the carport he would like to donate to the LMA to be placed in the LMA corporation yard just north of the Museum. The purpose is to give protection to the tractors and other equipment currently stored in the yard from the elements. The general consensus of the Board was the structure was not historically relevant to Locke, etc. Comments mentioned it would be more desirable to have a wooden structure related to Locke's architecture, etc. After some discussion, Chairman Ooms withdrew his offer to donate the carport.

e. REVIEW ITEM – Proposed Budget 2011

Review of the proposed budget reflected a concerted effort on behalf of the LMA Board to reduce the monthly assessments to the homeowners. The proposal is to reduce the services provided by the current Property Manager position and to relocate the bookkeeping services, eliminate monthly billings to homeowners, etc. to obtain the goal of a 20% overall reduction of the 2011 budget. The budget will be moved to an Action Item in January and if approved, assessments will be reduced to \$100 for Commercial parcels and \$50 for Residential parcels. The proposed budget will be voted on at the next LMA meeting.

VII. Executive Officer/Property Manager Report

The Manager reviewed the Pro-Tech Fire Equipment annual inspection report. Two property owners have recommendations for improvements to their systems in their interiors and recommendations were made for outside safety chains, etc. The consensus of the group was the improvements can be made by the building owners or a volunteer group from the community.

VIII. Public Comments for Items NOT on the Agenda.

Comment was made that the parking lot and restrooms are good, however, there was disappointment expressed that it has a very commercial look.

Brady Dresden-Bevis expressed how happy she was to be joining the Board.

IX. Announcements

Diane Thomas commented on her participating in selling See's Candy on behalf of the Soroptimist Club as a fundraiser for the benefit of foster children.

X. Adjournment

The meeting was adjourned at 7:34 p.m.

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

Shirley Roberts

Date