

**MINUTES OF THE  
MEETING OF THE BOARD OF DIRECTORS  
STERLING POINTE ESTATES OWNERS' ASSOCIATION**

DATE: Tuesday, September 16, 2025

TIME: 7:00 p.m. PDT

PLACE: Zoom Meeting

DIRECTORS PRESENT: Kathy Ratermann- President; Kitty Carter- Vice President;  
Lonny Trestrail– Secretary and CFO

COMMITTEE MEMBERS PRESENT: Serge Karageorgiou

**1. Call to Order**

Mrs Ratermann called this Meeting of the Board of Directors to order at 7:02 p.m. PDT and determined that a quorum of Directors was present, and that the meeting, having been duly noticed and convened, was ready to proceed with business.

**2. Approval of Minutes**

Before proceeding with the agenda items, Mrs Rattermann made a motion, which was seconded and carried, to approve the minutes of the July 1, 2025 meeting, in the form previously circulated to the Members and posted on [www.sterlingpointe.org](http://www.sterlingpointe.org).

**3. Financial Report**

Mr. Trestrail proceeded to discuss the financial activity for the three months ended August 31, 2025. The discussion included activities within the various accounts and end of period account balances. In addition, Mr. Trestrail also provided an update on deposits collected and returned from/to Members for architectural related projects. Also, monthly bills and amounts due were stated.

**4. Committee Reports**

**1. Architectural Control Committee**

ACC members are now Serge Karageorgiou, Ian Carter, and Matt Leonard.

Lot 1 - Complete and can be signed off.

Lot 12 – has been walked and still not finished. In progress.

Lot 24 - Complete, signed off, can return deposit.

Lot 40 – In progress.

Lot 43 - Complete. Deposit returned.

**2. Firewise and Welcome Committee**

Goats serviced 16 acres of Lot H and behind Lots 52 and 53. Looking into large debris removal next.

Welcome basket delivery is up to date.

## **5. Open Discussion**

Update on election/nomination process

Fire Chief presentation set for October 18. Will do another presentation in the spring.

SPEOA social will be held at the park on Saturday, September 20, 2025.

The board decided to pursue radar installation on Lake Forest due to increased traffic from park use. Mrs. Carter will contact the parks department.

## **6. Adjournment**

There being no further business, upon motion duly made, seconded and unanimously carried, the meeting was adjourned and declared closed at 7:38 p.m. PDT.

---

Kitty Carter, Recording Secretary for the meeting.