

JASMINE COMMUNITY ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
JUNE 3, 2010  
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**BOARD OF DIRECTORS PRESENT:** Sally Ver Vynck--arrived at 6:10 P.M.  
David Cohen  
Sean Ghazanfari  
Steve Solomon

**BOARD MEMBER ABSENT:** None

**MANAGEMENT REPRESENTATIVES:** Ilze Lemus  
Kim Hockings  
Keystone Pacific Property  
Management, Inc.

EXECUTIVE SESSION SUMMARY – March 30, 2010

- A. Approval of March 30, 2010 Executive Session Meeting minutes.
- B. Delinquent Accounts – Approval of Small Claims Actions.
- C. Member Discipline.

CALL TO ORDER

David Cohen, President, called the meeting to order at 6:15 P.M. at Keystone Pacific Property Management, Inc., 16845 Von Karman, Suite 200, Irvine, California 92606.

HOMEOWNER FORUM

One homeowner was in attendance to listen to the Board meeting.

CONSENT CALENDAR

A motion was made, seconded and carried to approve the following items from the consent calendar, without further discussion:

- A. **March 30, 2010 General Session Meeting Minutes/Architectural Report from March 10, 2010 through May 10, 2010 – Resolved**, to approve the General Session meeting minutes of the March 30, 2010 Board of Directors meeting and the Architectural Reports from March 30, 2010 through May 10, 2010.
- B. **Financial Statements – February 28, 2010, March 31, 2010 and April 30, 2010 – Resolved**, to accept the February 28, 2010, March 31, 2010 and April 30, 2010 financial statements as presented by Management.

OLD/NEW BUSINESS

- A. **Maturing CD and Investment Options** – A motion was made, seconded and carried to invest the \$100,000.00 with Ally Bank that matured May 28, 2010 and the \$100,000.00 CD at First Bank that was closed into a 18 month CD at One West Bank.

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- B. Appointment of Point Person for Investments** – A motion was made, seconded and carried to appoint Steve Solomon as the point person for investments between meetings, and he will work with two other Board members so decisions can be made.
- C. Delinquent Account** - A motion was made, seconded and carried to approve filing a lien on APN #936-27-111 for the outstanding assessments and applicable charges.
- D. Park West Proposals** - A motion was made, seconded and carried to table approval of the Park West landscape proposals for Rosemary removal throughout the community and think about waiting to plant when it is cooler.
- E. Proposed Budget** – A motion was made, seconded and carried to approve the proposed budget without the \$5.00 dues increase as recommended by Management. The dues will remain at \$181.00 per month and in order to do this, the Board will need to underfund reserves and not fund per the approved reserve study.
- F. AquaPure Leak Test Report and Estimate** – A motion was made, seconded and carried to obtain additional proposals for the repair of the leaking fountains. Management was directed to invite Aqua Pure to the next Board meeting.
- G. Audit and Tax Preparation Proposals** – A motion was made, seconded and carried to approve the audit and tax preparation proposal presented by Schonwit & Company on the condition that the price is dropped from \$1,025.00 to \$900.00.

**ADJOURNMENT**

There being no further business to come before the Board at this time, the General Session meeting was adjourned at 7:30 P.M. to enter into Executive Session. The next meeting date will be July 27, 2010 at 5:30 P.M. at Keystone Pacific Property Management, Inc.

Attested: David Ah DATE: 7/27/10