

QUAIL HILL COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
JUNE 3, 2010
Page 1 of 5

BOARD MEMBERS PRESENT: Brian Von Helmolt - President
Paul Phillips – Vice President
Alex Gurski – Treasurer

BOARD MEMBERS ABSENT: Shervin Bozorgnia - Secretary

MANAGEMENT REPRESENTATIVE: Sheryl Uggen – Keystone Pacific
Property Management, Inc.

ISSUES DISCUSSED IN EXECUTIVE SESSION –June 3, 2010

April 15, 2010 Executive Session Meeting Minutes – Approved without changes.

Hearings – Conducted hearings for non-compliance of the Architectural submittal/installation requirements in the CC&R's, maintenance issues or common area damage.

Delinquencies – The following action was recorded:

APN#481-095-12 – RESOLVED, to file a small claims suit against APN#481-095-12 for outstanding assessments and appropriate charges.

APN#481-095-16 – RESOLVED, to approve foreclosure against APN#481-095-16 for pre-petition and post-petition debt and appropriate charges.

APN#934-24-398 – RESOLVED, to approve to file a small claims suit against APN#934-24-398 for outstanding assessments and appropriate charges.

APN#931-68-361 – RESOLVED, to approve an asset search for the approximate cost of \$250.00.

APN#931-68-363 – RESOLVED, to proceed with foreclosure against APN#931-68-363 for outstanding assessments and appropriate charges.

APN#934-24-459 – RESOLVED, to file a small claims suit against APN#934-24-459 for outstanding assessments and appropriate charges.

APN#936-27-098 – RESOLVED, to file a small claims suit thirty days after the lien is recorded against APN#936-27-098 for outstanding assessments and appropriate charges.

APN#481-101-01 – RESOLVED, to approve an asset search for the approximate cost of \$250.00 if the bank levy attempt is unsuccessful.

QUAIL HILL COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
JUNE 3, 2010
Page 2 of 5

APN#936-27-135 – RESOLVED, to approve to file a small claims suit against APN#936-27-135 thirty days after the lien is recorded to collect outstanding assessments and appropriate charges.

APN#481-112-12 – RESOLVED, to file a small claims suit against APN#481-112-12 thirty days after the lien is recorded to collect outstanding assessment and appropriate charges.

APN#481-111-06 – RESOLVED, to write off the outstanding balance on APN#481-111-06 and send the file to collection agency.

APN#936-27-16 – RESOLVED, to proceed with collection by filing a default for automatic judgment with the court.

APN#936-34-079 – RESOLVED, to write off the outstanding balance as bad debt.

APN#935-35-549 – RESOLVED, to file small claims suit on APN#935-35-549 thirty days after the lien is recorded to collect outstanding assessments and applicable charges.

APN#481-112-22 – RESOLVED, to write off outstanding balance as bad debt and send to collection agency.

APN#481-123-08 – RESOLVED, to write off outstanding balance as bad debt.

APN#936-34-110 – RESOLVED, to approve an asset search for the approximate cost of \$250.00.

APN#935-35-715 – RESOLVED, to write off the outstanding balance as bad debt and send to collection agency.

APN#936-34-143 – RESOLVED, to approve an asset search for the approximate cost of \$250.00.

APN#935-35-631 – RESOLVED, to proceed with foreclosure if the payment has not been received as of the date of the meeting.

APN#481-095-20 – RESOLVED, to file small claims suit on APN#481-095-20 thirty days after the lien is recorded to collect the outstanding assessments and applicable charges.

Homeowner Requests – Reviewed and considered requests from homeowners regarding fine reversals and CC&R non-compliance violations.

QUAIL HILL COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES

JUNE 3, 2010

Page 3 of 5

CALL TO ORDER

The meeting was called to order by Management, at 4:15 p.m. at the corporate office of Keystone Pacific Property Management, Inc., 16845 Von Karman, Suite #200, Irvine, CA 92606.

HOMEOWNER FORUM

No homeowners were present.

CONSENT CALENDAR

A motion was made, seconded and carried to approve the following items from the consent calendar, without further discussion. (3/0)

- A. **GENERAL SESSION MINUTES – RESOLVED**, to approve the April 15, 2010 General Session minutes as submitted and the Architectural report from March 10 – May 16, 2010.
- B. **TREASURER’S REPORT – RESOLVED**, to accept the February 28, 2010, March 31, 2010 and April 30, 2010 financial statements and variance report as submitted.
- C. **CD MATURATION – RESOLVED**, to roll over the CD’s that mature with Merrill Lynch between June 17, 2010 and July 23, 2010 at the highest interest rate for a term to be determined by the broker, provided it is no longer than one year and the association’s portfolio continues to be laddered.
- D. **VALLEY CREST PROPOSAL – TREE TRIMMING - RESOLVED**, to accept the proposal from Valley Crest to trim the Fern Pines and Chinese Elm trees on Tapestry, Weathervane, Treehouse, Quail Ridge, Passage, Nightshade & Perennial for a cost of \$20,605.00.
- E. **VALLEY CREST PROPOSAL – LUMINOUS PARKWAY – RESOLVED**, to accept the proposal from Valley Crest to plant Asian Jasmine where the Baccharis has died in the parkway along Luminous adjacent to Momento for a cost of \$3,155.00.
- F. **VALLEY CREST PROPOSALS – GENERATED FROM 5/6/10 LANDSCAPE INSPECTION – RESOLVED**, to approve the proposals from Valley Crest for replacement of plant material at The Commons for accost of \$736.59.
- G. **VALLEY CREST PROPOSAL – TOT LOT @ DUET/REUNION – RESOLVED**, to approve to replace the turf damaged by pets and to add Rhapsiolepis hedge & Carissa for a cost of \$1,272.50 and determine if the Rosemary & Asian Jasmine can be replaced with turf.
- H. **VALLEY CREST PROPOAL – EAST VILLAGE – Pulled from Consent Calendar.**

QUAIL HILL COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES

JUNE 3, 2010

Page 4 of 5

- I. **DELINQUENCY ACTION** – The Board reviewed the delinquency report dated May 8, 2010. There was Board action required.
- APN#481-095-12 – RESOLVED**, to file a lien against APN#481-095-12 to collect the outstanding assessments and appropriate charges..
- APN#481-095-16 – RESOLVED**, to file a lien against APN#481-095-16 to collect the outstanding assessments and appropriate charges.
- APN#936-27-098 – RESOLVED**, to file a lien against APN#936-27-098 to collect the outstanding assessments and appropriate charges.
- APN#936-34-096 – RESOLVED**, to file a lien against APN#936-34-096 to collect the outstanding assessments and appropriate charges.
- APN#936-27-111 – RESOLVED**, to file a lien against APN#936-27-111 to collect the outstanding assessments and appropriate charges.
- APN#936-27-135 – RESOLVED**, to file a lien against APN#936-27-135 to collect the outstanding assessments and appropriate charges.
- APN#481-112-19 – RESOLVED**, to file a lien against APN#481-112-19 to collect the outstanding assessments and appropriate charges.
- APN#481-111-08 – RESOLVED**, to file a lien against APN#481-111-08 to collect the outstanding assessments and appropriate charges.
- APN#935-35-631 – RESOLVED**, to file a lien against APN#93-35-631 to collect the outstanding assessments and appropriate charges.
- APN#481-095-20 – RESOLVED**, to file a lien against APN#481-095-20 to collect the outstanding assessments and appropriate charges.

ITEMS PULLED FROM CONSENT CALENDAR

- H. **VALLEY CREST PROPOSAL – EAST VILLAGE** – The Board reviewed the proposal to plant Rhapsiolepis in the planter area where the Myroporum had been removed for a cost of \$7,930.00 and requested that Valley Crest provide a proposal for a plant material that would cost similar to replacing with Myroporum or ask East Village to contribute to the replanting.

QUAIL HILL COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
JUNE 3, 2010
Page 5 of 5

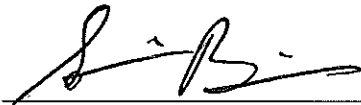
UNFINISHED/NEW BUSINESS

- A. **VICARA PARKWAY RENOVATION** – The Board directed Management to invite the homeowners who have expressed opinions as to the types of plant material should be planted to the July meeting for discussion. Valley Crest is to attend the meeting to provide input and recommendations.
- B. **HOMEOWNER REQUESTS** – A motion was made, seconded and carried to deny the requests received to add signs in the recreational facilities for “No Smoking” and “Showers are for rinsing off after pool usage only”. (3/0)
- C. **NEXT BOARD MEETING DATE** – The next Board meeting will be held on Thursday, July 22, 2010 at the corporate office of Keystone Pacific Property Management.

ADJOURNMENT

There being no further business to come before the Board, the meeting is adjourned at 4:40 p.m.

ACCEPTED: _____



DATE: _____

7/22/2010

SNOW-H

Unit No	Address#	Property Address	Last Name	Type	Rec Date	To Committee	From Committee	Rating	Reason Cond	Owner Notified
51070-2	127	Tall Oak	Firoozi	NOC - Notice of Completion	05/10/2010	05/14/2010		Approved		05/28/2010
10091-2	33	Coriander	Chen	Landscape/Hardscape: Rear	05/11/2010	05/18/2010		Approved		05/28/2010
10642-1	17	Momento	Yang	NOC Resub 2	05/11/2010	05/18/2010		Partial	Need to submit photos of the installed on-lot trees.	05/26/2010
07004-1	105	Canopy	Kusari	Revision	05/21/2010	05/27/2010		In Committee		
15033-1	35	Momento	Kuang	RESUB	05/23/2010	06/04/2010		In Committee		
07004-1	105	Canopy	Kusari	SEE DESCRIPTION BEFORE SENDING FILE	05/27/2010			In Awareness		
79005-2	111	Luminous	Jeyanandarajan	Pool & Equipment Landscape/Hardscape: Rear	06/03/2010	06/09/2010		In Committee		