

QUAIL HILL COMMUNITY ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
JANUARY 24, 2008  
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BOARD MEMBERS PRESENT:

Greg Oranges – President  
Brian Von Helmolt – Vice President  
Tom Dao – Treasurer  
Sourabh Tandon – Secretary  
Wali Reshad – Member at Large

MANAGEMENT REPRESENTATIVES:

Sheryl Uggen – Keystone Pacific  
Bryce Miller – Keystone Pacific

ISSUES DISCUSSED IN EXECUTIVE SESSION

Executive Session Meeting Minutes – Approved without changes.

Hearings – The Board discussed various hearings and actions to be taken.

Delinquencies

APN # 936-34-005 – Approved small claims  
Account #04032-2 – Send to collections  
APN #931-68-341 – Approved small claims  
APN #935-35-727 – Approved small claims  
APN #931-68-370 – Approved small claims  
APN #936-34-100 – Approved small claims  
APN #936-34-083 – Approved small claims  
Account #62180-1 – Approved request  
Account #80062-3 – Denied request  
Account #92155-1 – Tabled  
APN #936-34-162 – Approved small claims

Unfinished / New Business

LEGAL – The Board discussed pending legal matters for various homeowners.

CALL TO ORDER

The meeting was called to order by management representative, Sheryl Uggen, at 3:46 p.m. at the corporate office of Keystone Pacific Property Management, Inc., 16845 Von Karman, Suite #200, Irvine, CA 92606.

HOMEOWNER FORUM

Nooshin Yoosef of 47 Momento was in attendance to inform the board that the slope sprinkler has been damaging her BBQ area. Jing Chen of 512 Luminous was in attendance to discuss her landscaping, and various other homeowners attended to ask the Board for a Quail Hill Swim Team donation.

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CONSENT CALENDAR

A motion was made, seconded and carried to approve the following items from the consent calendar, without further discussion. (5/0)

- A. **RESOLVED**, to approve the December 6, 2007 General Session Meeting Minutes, as submitted by management.
- B. **RESOLVED**, to accept the September 30, 2007 and October 31, 2007 financial statements, as submitted by management.
- C. **CD MATURATION – RESOLVED**, to roll over the December and January investments upon maturity at the highest interest rate for a term to be determined by the broker to continue the ladder portfolio for Quail Hill Community Association, West Village and Midlands as appropriate.
- D. **LA GYM PROPOSAL – RESOLVED**, to accept the proposal from LA Gym to replace the 20 lb and 25 lb dumbbells at a cost of \$146.37.
- E. **FIDELITY BOND INCREASE – RESOLVED**, to approve the increase in the fidelity coverage for an annual premium increase of \$1,648.00.
- F. **HOMEOWNER REQUEST – 57 REUNION – RESOLVED**, to deny the request of the homeowner.
- G. **HOMEOWNER REQUEST – 11 STEPPING STONE – RESOLVED**, to deny the request of the homeowner.

The following Consent Calendar items were pulled for Board discussion.

- A. **VALLEY CREST PROPOSALS** – A motion was made, seconded and carried to accept the proposals for landscape enhancements in the amount of \$44,836.25. Option 2 was selected for the landscape enhancement at Valley View Park. (5/0)

UNFINISHED/NEW BUSINESS

- A. **VARIANCE REQUEST – 105 Bottlebrush** – The Board discussed the issues regarding this property again and a motion was made, seconded and carried to approve the variance for the pilasters and walls. (5/0)
- B. **VARIANCE REQUEST – 23 Fresco** – The Board reviewed the correspondence from the homeowner and a motion was made, seconded and carried to approve this variance request for the trellis setback. (5/0)

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- C. **VARIANCE REQUEST – 232 Terra Cotta** – The Board reviewed the correspondence sent in from the architect and a motion was made, seconded and carried to approve the variance request for architectural NOC. (5/0)
- D. **HOMEOWNER REQUEST – 21 Momento** – A motion was made, seconded and carried to deny the homeowners request for a six month extension and to follow the violation/fine policy. (4/1, Wali Reshad opposed)
- E. **VARIANCE REQUEST – 36 Silhouette** – After reviewing the correspondence from the City of Irvine a motion was made, seconded and carried to approve the variance for the BBQ setback and NOC. (5/0)
- F. **TREE TRIMMING PROPOSALS** – The Board of Directors reviewed the proposals for tree trimming and a motion was made, seconded and carried to approve All Seasons Landscaping to perform the Feb/March tree trimming. (5/0)
- G. **SAFE SWIM POOL MONITORING PROPOSALS** – The Board of Directors reviewed both options for a pool monitor rover, however a motion was made, seconded and carried to deny the request to add a rover for the pool areas and to begin pool monitoring on May 17th. (5/0)
- H. **QUESTIONS REGARDING THE TRAIL** – The Board appreciated the homeowner concerns regarding the request to close the trail and post “No trespassing signs” due to fire danger, and is concerned as well, but feels comfortable with the close proximity of the fire department and does not feel action is required at this time.
- I. **LOCKING MAILBOXES** – The Board reviewed all of the photos from different mailbox companies, and a motion was made seconded and carried to approve the Original Keystone Series mailbox from Gaines Manufacturing. Management will purchase one and take it to the Irvine Post Office for approval. (5/0)
- J. **DELINQUENCIES** – A motion was made, seconded and carried to file liens on all of the attached accounts. (5/0)

APN # 481-095-12 in the amount of \$1,930.00  
APN # 932-72-154 in the amount of \$518.55  
APN # 935-35-728 in the amount of \$259.00  
APN # 481-094-41 in the amount of \$517.90  
APN # 936-27-014 in the amount of \$282.50  
APN # 936-27-036 in the amount of \$292.80  
APN # 481-094-28 in the amount of \$767.43  
APN# 934-24-451 in the amount of \$300.00  
APN# 932-60-200 in the amount of \$403.80

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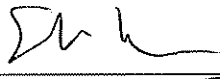
APN# 936-34-034 in the amount of \$507.80  
APN# 936-34-038 in the amount of \$810.05  
APN# 935-35-518 in the amount of \$459.00  
APN# 931-68-413 in the amount of \$453.31

APN# 936-27-119 in the amount of \$282.05  
APN# 936-34-067 in the amount of \$1,002.30  
APN# 936-27-175 in the amount of \$529.30  
APN# 936-34-078 in the amount of \$1,228.05  
APN# 481-112-22 in the amount of \$830.40  
APN# 936-27-192 in the amount of \$260.50  
APN# 935-35-568 in the amount of \$259.00  
APN# 935-35-706 in the amount of \$364.00  
APN# 935-35-714 in the amount of \$459.00  
APN# 481-131-11 in the amount of \$816.00  
APN# 481-131-12 in the amount of \$853.90  
APN# 936-34-147 in the amount of \$626.05  
APN# 935-35-594 in the amount of \$679.00  
APN# 936-34-162 in the amount of \$583.17  
APN# 935-35-666 in the amount of \$469.00  
APN# 935-35-631 in the amount of \$364.00  
APN# 935-35-636 in the amount of \$259.00  
APN# 935-35-739 in the amount of \$414.72  
APN# 935-35-742 in the amount of \$259.00

K. **NEXT MEETING DATE** – The next Board of Directors meeting will be held on Thursday, March 27, 2008.

VI. ADJOURNMENT

There being no further business to come before the Board, the meeting is adjourned at 6:10 p.m.

ACCEPTED:  DATE: 3/27/08