

QUAIL HILL COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
MARCH 27, 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 # 481-095-12 – Approved small claims
APN #932-72-154 – Approved small claims
APN #932-72-191 – Deny asset search
APN #931-68-341 – Approved small claims
APN #935-35-728 – Approved small claims
APN #936-27-014 – Approved small claims
Account 19067-2 – Denied request
APN #934-24-451 – Approved small claims
APN #932-60-200 – Approved small claims
APN #936-34-038 – Approved small claims
APN #935-35-518 – Approved small claims
APN #931-68-413 – Approved small claims
APN #936-34-067 – Approved small claims
APN #481-122-06 – Deny asset search
APN #936-34-078 – Approved small claims
APN #481-112-22 – Approved small claims
APN #932-35-706 – Approved small claims
APN #481-131-111 – Approved small claims
APN #481-131-12 – Approved small claims
APN #936-34-147 – Approved small claims
APN #935-35-594 – Approved small claims
Account 92155-1 – Write off balance
APN #935-35-666 – Approved small claims
APN #935-35-631 – Approved small claims
APN #935-35-636 – Approved small claims

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APN #935-35-739 – Deny asset search

APN #935-35-742 – 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

Doug Swardstrom was in attendance to ask the Board for a donation for the swim team and Debbie Hurston asked the Board if they would consider postponing the tree trimming until nesting season ends.

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 January 24, 2008 General Session Meeting Minutes, as submitted by management and accept the Architectural Report for February 2008
- B. **RESOLVED**, to accept the November 30, 2007 and December 31, 2007 financial statements, as submitted by management
- C. **RESOLVED**, to roll over the investment 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. **RESOLVED**, to roll over the investments that mature before the next meetingg 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.
- E. **RESOLVED**, to approve the additional proposal from 1st Street Painting for a cost of \$19,570.00 for the wrought iron painting on Bottlebrush, Capeberry and Tearose.

The following Consent Calendar item was pulled for Board discussion.

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- A. **VALLEY CREST PROPOSALS** – A motion was made, seconded and carried to deny all of the proposals for landscape enhancements for the Master Association areas and Midlands Association areas. (5/0)

UNFINISHED/NEW BUSINESS


- A. **NOTICE OF CHANGE IN PAYPHONE SERVICE** – After discussion, a motion was made, seconded and carried to have AT&T remove the payphones at each pool. (5/0)
- B. **DELINQUENCIES** – A motion was made, seconded and carried to file a lien on the following properties. (5/0)
- APN #935-35-723: File in the amount of \$362.00.
APN #932-72-325: File in the amount of \$467.00.
APN #481-114-05: File in the amount of \$825.00.
APN #935-35-715: File in the amount of \$362.00.
- C. **APPOINTMENT OF NOMINATING COMMITTEE** – After discussion, a motion was made, seconded and carried to solicit candidates by candidacy statement. (5/0)
- D. **RECORD DATE** – A motion was made, seconded and carried to approve the record date of April 18, 2008. (5/0)
- E. **APPOINTMENT OF INSPECTIONS OF ELECTION** – A motion was made, seconded and carried to have Management collect all of the ballots. (5/0)
- F. **VARIANCE REQUEST – 525 LUMINOUS** – Homeowner was in attendance to discuss the variance. A motion was made, seconded and carried to approve the variance request of not planting two 36” box trees in the rear yard. (5/0)
- G. **FITNESS CENTER DUMBBELLS** – The Board decided to have Management provide a quote for the price of a weight machine at the next meeting and a motion was made, seconded and carried to deny buying new free weights. (5/0)
- H. **COMMUNITY SOCIAL EVENTS** – The Board asked Management to research the costs for a “movie night” with a popcorn stand and provide the information at the next meeting.
- I. **DISCUSSION ITEMS** – The Board discussed the possibility of building a community center, building gates for Vicara and possibility of more security in the neighborhood.

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K. **NEXT MEETING DATE** – The next Board of Directors meeting will be held on Thursday, May 22, 2008.

VI. ADJOURNMENT

There being no further business to come before the Board, the meeting is adjourned at 7:35 p.m.

ACCEPTED:  DATE: 6/19/08