

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

Greg Oranges – President  
Brian Von Helmolt – Vice President  
Tom Dao – Treasure  
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#932-72-268 – Approved small claims  
APN#934-24-428 – Table small claims  
APN#935-35-724 – Approved small claims  
APN#481-094-25 – Approved small claims  
APN#932-60-144 – Approved small claims  
APN#931-68-361 – Approved small claims  
APN#481-094-02 – Approved small claims  
APN#932-72-179 – Approved small claims  
APN#934-24-451 – Table small claims  
APN#933-27-300 – Approved small claims  
APN#933-27-300 – Write off Balance  
APN#931-68-400 – Table small claims  
APN#932-72-294 – Table small claims  
APN#933-27-331 – Approved small claims  
APN#936-34-064 – Approved small claims  
APN#936-34-069 – Approved small claims  
APN#936-27-149 – Table small claims  
APN#481-151-37 – Table small claims  
APN#48-121-16 – Approve asset search  
APN#935-35-537 – Approved small claims  
APN#936-34-078 – Approved small claims  
APN#935-35-559 – Approve small claims  
APN#481-123-08 – Approved small claims  
APN#932-60-204 – Approved small claims  
APN#935-35-739 – Table asset search

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**Unfinished / New Business**

**LEGAL** – The Board discussed pending legal matters.

**CALL TO ORDER**

The meeting was called to order by management representative, Sheryl Uggen, at 4:00 p.m. at the corporate office of Keystone Pacific Property Management, Inc., 16845 Von Karman, Suite #200, Irvine, CA 92606.

**HOMEOWNER FORUM**

Many homeowners and the Irvine Police were in attendance to discuss issues regarding a homeowner who runs a sober living facility out of her home Quail Hill.

**CONSENT CALENDAR**

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

- A. **GENERAL SESSION MINUTES – RESOLVED**, to approve the June 19, 2008 General Session Meeting Minutes, as submitted by management and accept the Architectural Report for June 2008.
- B. **TREASURER'S REPORT – RESOLVED**, to accept the April 30, 2008, financial statements as submitted by management.
- C. **JULY/AUGUST/SEPTEMBER CD MATURATION – 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. **RESERVE STUDY PROPOSAL – RESOLVED**, to accept the proposals from Reserve Data Analysis for updated reserve studies for a cost of \$3,495.00.
- E. **LA GYM EQUIPMENT PROPOSAL – RESOLVED**, to place this information in the next Quail Hill Newsletter.
- F. **DISTINGUISHED SCHOOL AWARD – RESOLVED**, to place this information in the next newsletter.
- G. **ACTION WITHOUT A MEETING – RESOLVED**, to execute the Action Without a Meeting.
- H. **ALL SEASONS TREE TRIMMING PROPOSAL – RESOLVED**, to approve the Fall tree trimming at a cost of \$38,000.00.

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I. **DELINQUENCIES –**

**APN#934-24-428 - RESOLVED**, to file a lien against the property in the amount of \$361.90.

**APN#481-094-25 - RESOLVED**, to file a lien against the property in the amount of \$850.20.

**APN#931-68-361 - RESOLVED**, to file a lien against the property in the amount of \$683.00.

**APN#481-094-02 - RESOLVED**, to file a lien against the property in the amount of \$825.00.

**APN#933-27-300 - RESOLVED**, to file a lien against the property in the amount of \$533.80.

**APN#931-68-400 - RESOLVED**, to file a lien against the property in the amount of \$400.00.

**APN#932-72-294 - RESOLVED**, to file a lien against the property in the amount of \$496.00.

**APN#936-34-064 - RESOLVED**, to file a lien against the property in the amount of \$520.20.

**APN#936-27-149 - RESOLVED**, to file a lien against the property in the amount of \$282.60.

**APN#935-35-537 - RESOLVED**, to file a lien against the property in the amount of \$720.90.

**APN#936-34-078 - RESOLVED**, to file a lien against the property in the amount of \$1,007.80.

**APN#935-35-559 - RESOLVED**, to file a lien against the property in the amount of \$481.00.

**APN#481-123-08 - RESOLVED**, to file a lien against the property in the amount of \$850.20.

**APN#932-60-204 - RESOLVED**, to file a lien against the property in the amount of \$426.40.

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APN#935-35-66 - **RESOLVED**, to file a lien against the property in the amount of \$663.60.

**UNFINISHED/NEW BUSINESS**

- A. **PRO AUDIO & LIGHTING/ MI MEDIA/ PROPOSAL** – a motion was made, seconded and carried to table this item until after the July 26, 2008 Movie Night, to determine if homeowners actually attend the event. (5/0)
- B. **LANDSCAPE MAINTENANCE** –No action was required as O’Connell Landscape did not prepare a proposal.
- C. **BOARD SEMINAR** – There was no action required as this was added as information to the Board.
- D. **HOMEOWNER REQUEST – 47 MOMENTO** – After discussion, a motion was made, seconded and carried to deny the request to reimburse for the damaged barbecue counter top, because the homeowner could not show proof that the damage came from common area sprinklers. (5/0)
- E. **HOMEOWNER REQUEST – 114 LATTICE** – After discussion, a motion was made, seconded and carried to deny the request to trim the hedges surrounding the Knollcrest Jacuzzi for safety reasons, because neither Management nor the Board has heard of this issue before. (5/0)
- F. **KEY FOB DISTRIBUTION** – A motion was made, seconded and carried to have Management set up dates for homeowners to pick up their key fobs either at Quail Hill or at Keystone Pacific Offices. (5/0)
- G. **NEXT MEETING DATE** – The next Board of Directors meeting will be held on Thursday, September 25, 2008.

**ADJOURNMENT**

There being no further business to come before the Board, the meeting is adjourned at 5:35 p.m.

ACCEPTED: \_\_\_\_\_ DATE: \_\_\_\_\_