

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**, replace the bench for a cost of \$864.00 and to hold off on replacing the free weights with a weight machine.
- 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** – Tabled until next meeting.
- C. **BOARD SEMINAR** – The Board noted the Seminar Invitation.
- 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 leave the scrubs as installed. (5/0)
- F. **KEY FOB DISTRIBUTION** – The Board discussed the key fob distribution and agreed that mailing each owner two fobs was the best practical solution.
- 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: _____

11-20-08