

QUAIL HILL COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
OCTOBER 2, 2008
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BOARD MEMBERS PRESENT:

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

MANAGEMENT REPRESENTATIVE: Sheryl Uggen – 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#931-68-341 – Approved to write off pre-petition debt
APN#935-35-728 – Approved to write off the pre-petition debt.
APN#936-27-014 – Approved to process the submitted payment and file small claims for balance
APN#932-27-176 - Approved small claims
APN#932-72-178 – Approved to write off the pre-petition debt
APN#934-24-451 – Tabled Asset search
APN#936-27-092 – Approved small claims
APN#931-68-400 – Approved small claims
APN#932-72-294 – Approved small claims
APN#936-27-149 – Approved small claims
APN#481-151-37 – Approved small claims
APN#481-121-16 – Approve Asset search
APN#935-35-559 – Approved small claims
APN#481-095-25 – Approved small claims
APN#935-35-712 – Tabled small claims
APN#955-35-696 – Tabled small claims
APN#935-35-685 – Tabled small claims
APN#936-34-162 – Approved collection agency
APN#935-35-666 – Approved to accept settlement
APN#935-35-739 – Tabled asset search

Unfinished / New Business

LEGAL – The Board discussed pending legal matters.

HOMEOWNER REQUESTS – The Board reviewed the requests and took appropriate action.

CALL TO ORDER

The meeting was called to order by Board President, Brian Von Helmolt, at 3:30 p.m. at the corporate

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office of Keystone Pacific Property Management, Inc., 16845 Von Karman, Suite #200, Irvine, CA 92606.

PRESENTATION

Representatives from Valley Crest Landscape were in attendance to report on services from June 19th through October 2nd. Pablo Santoya advised the Board that they were able to obtain \$28,451.00 maxi com credits that the association can utilize on future maxi com (irrigation) items.

HOMEOWNER FORUM

Homeowners in attendance discussed: parking, mailbox relocation, landscape concerns and fitness center issues.

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 July 24, 2008 General Session Meeting Minutes, as submitted by management and accept the Architectural Report for July 2008.
- B. **ADJOURNED ANNUAL MEETING MINUTES – RESOLVED**, to approve the July 24, 2008 Adjourned Annual Meeting Minutes as submitted.
- C. **TREASURER’S REPORT – RESOLVED**, to accept the May 31, 2008 and June 30, 2008, financial statements as submitted by management.
- D. **OCTOBER/NOVEMBER/DECEMBER 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.
- E. **MIDLANDS RESERVE STUDY APPROVAL – RESOLVED**, to approve the Midlands Hillside Reserve Study as prepared by Reserve Data Analysis.
- F. **WEST VILLAGE RESERVE STUDY APPROVAL – RESOLVED**, to approve the West Village Reserve Study as prepared by Reserve Data Analysis.
- G. **QUAIL HILL RESERVE STUDY APPROVAL – RESOLVED**, to approve the Quail Hill Reserve Study as prepared by Reserve Data Analysis.
- H. **LANDSCAPE MAINTENANCE CONTRACT PROPOSAL – RESOLVED**, to continue with the monthly landscape services from Valley Crest Landscape.

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- I. **AQUAPURE POOL SERVICE PROPOSAL – RESOLVED**, to approve the three pools be drained, cleaned and refilled for a cost of \$650 per pool.
- J. **DELINQUENCIES –**
- APN#936-27-036 - RESOLVED**, to file a lien against the property in the amount of \$558.48
- APN#932-27-176 - RESOLVED**, to file a lien against the property in the amount of \$520.20.
- APN#936-27-092 - RESOLVED**, to file a lien against the property once the debt has reached \$500.00.
- APN#481-095-23 - RESOLVED**, to file a lien against the property in the amount of \$1,118.60.
- APN#935-35-712 - RESOLVED**, to file a lien against the property once the debt has reached \$500.00.
- APN#955-35-696 - RESOLVED**, to file a lien against the property once the debt has reached \$500.00.
- APN#935-35-685 - RESOLVED**, to file a lien against the property once the debt has reached \$500.00.

ITEMS PULLED FROM THE CONSENT CALENDAR

- A. **VALLEY CREST PROPOSALS –** A motion was made, seconded and carried to not accept the proposal to replace the plant material at Knollcrest for a cost of \$1,985.00 and to accept the proposals to relocated sprinklers around Jacuzzi in the amount of \$427.50, provide labor and materials necessary to replace one 24” Quercus Virginiana at 17 Momento for \$288.00, provide labor and materials to replace shrubs in parkway at 17 Midnight Sun for \$1,063.00, provide labor and materials to replace shrubs on slope at 6 Honeydew for \$120.00. (5/0)
- B. **HOMEOWNER REQUEST – 129 WEATHERVANE –** A motion was made, seconded and carried to adhere to the winter pool rotation as previously approved by the Board and heat the Valley View pool the winter of 2008/09. (5/0)

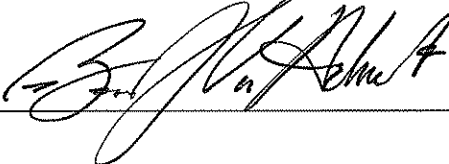
UNFINISHED/NEW BUSINESS

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- A. **PRO AUDIO & LIGHTING/ MI MEDIA/ PROPOSAL** – A motion was made, seconded and carried to bring this item back before the Board in the Spring of 2009. (5/0)
- B. **SAGE EAST PATROL OPTIONS** – The Board listened to comments from Sage East Board member, Russell Bushore and directed management to find out association options for permit parking from legal counsel.
- C. **FITNESS CENTER** – The Board concurred that the Fitness Center remain open and directed management to obtain costs to replace the lighter missing free weights.
- D. **NEXT MEETING DATE** – The next Board of Directors meeting will be held on Thursday, November 20

ADJOURNMENT

There being no further business to come before the Board, the meeting is adjourned at 5:15p.m.

ACCEPTED:  DATE: 11/20/08