

QUAIL HILL COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
NOVEMBER 20, 2008
Page 1 of 6

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 – The following action was recorded:

APN#418-095-13 – proceed by filing small claims 30 days after lien is filed
APN#481-095-16 – proceed by filing small claims 30 days after lien is filed
APN#932-72-191 – sign the forms to commence collections
APN#935-35-728 – proceed by filing small claims 30 days after lien is filed
APN#932-72-250 – conduct asset search
APN#932-72-178 – sign forms to commence collections
APN#936-27-055 – proceed by filing small claims 30 days after lien is filed
APN#934-24-451 – no action at this time
APN#481-111-14 – proceed by filing small claims 30 days after lien is filed
APN#936-34-100 – no action at this time
APN#936-34-034 – no action at this time
APN#936-34-038 – write off pre-petition debt and send post petition to collection agency
APN#933-27-331 – no action at this time
APN#931-68-413 – no action at this time
APN#936-27-169 – proceed by filing small claims 30 days after lien is filed
APN#936-34-083 – no action at this time
APN#481-112-22 – no action at this time
APN#481-114-06 – proceed by filing small claims 30 days after lien is filed
APN#481-095-25 – proceed by filing small claims 30 days after lien is filed
APN#935-35-572 – no action at this time
APN#936-34-143 – no action at this time
APN#935-35-666 – write off the outstanding balance
APN#935-35-631 – no action at this time

Unfinished / New Business

LEGAL – The Board discussed pending legal matters.

QUAIL HILL COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
NOVEMBER 20, 2008
Page 2 of 6

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 3:43 p.m. at the corporate office of Keystone Pacific Property Management, Inc., 16845 Von Karman, Suite #200, Irvine, CA 92606.

HOMEOWNER FORUM

Homeowners in attendance discussed architectural issues and parking in sub-associations.

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 October 2, 2008 General Session Meeting Minutes, as submitted by management and accept the Architectural Report for October 2008.
- B. **TREASURER’S REPORT – RESOLVED**, to accept the July 31, 2008, August 31, 2008 and September 30, 2008, financial statements as submitted by management.
- C. **CD MATURATION – RESOLVED**, to roll over the investment (1/16/09) 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. **INSURANCE RENEWAL – RESOLVED**, to renew the association’s Package, Umbrella, D&O, Fidelity Bond and Worker’s Compensation policies for a premium of \$41,391.00.
- E. **AUDIT/TAX PROPOSALS – RESOLVED**, to approve the proposals from Schonwit & Company in the amount of \$2,325.00.
- F. **PROPOSALS TO COMPLY WITH MANDATORY FEDERAL REQUIREMENTS FOR POOL/SPA ENTRAPMENT AVOIDANCE – RESOLVED**, to accept the proposals from Aquapure in the amount of \$33,260.00 excluding the optional proposals for hydrostatic valves.
- G. **TREE TRIMMING PROPOSALS – RESOLVED**, to approve the proposal from All Seasons Tree Service in the amount of \$89,827.00 for the fall trimming of the Eucalyptus, Pine and Sumac trees.
- H. **VALLEY CREST PROPOSALS – PULLED FOR DISCUSSION**

QUAIL HILL COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
NOVEMBER 20, 2008
Page 3 of 6

I. **OUTDOOR DIMENSION PROPOSAL – RESOLVED**, to approve the proposal to replace the spa sign at The Commons for a cost of \$546.27.

J. **DELINQUENCIES –**

APN#4891-095-13 – RESOLVED, to file a lien against this parcel in the amount of \$1,306.00.

APN#481-095-16 – RESOLVED, to file a lien against this parcel in the amount of \$825.80.

APN#935-35-728 – RESOLVED, to file a lien against this parcel in the amount of \$798.00.

APN#936-27-055 – RESOLVED, to file a lien against this parcel in the amount of \$610.80.

APN#933-27-169 – RESOLVED, to file a lien against this parcel in the amount of \$825.80.

APN#933-27-331- RESOLVED, to not file a lien against this parcel in the amount of \$342.00 until the outstanding balance reaches \$500.

APN#936-27-169 – RESOLVED, to file a lien against this parcel in the amount of \$537.80.

APN#936-27-169 – RESOLVED, to file a lien against this parcel in the amount of \$628.20.

APN3932-72-362 – RESOLVED, to not file a lien against this parcel in the amount of \$362.00 until the outstanding balance reaches \$500.

APN#481-114-06 – RESOLVED, to file a lien against this parcel in the amount of \$662.80.

APN#481-095-25 – RESOLVED, to file a lien against this parcel in the amount of \$1,631.00.

APN#935-35-672 – RESOLVED, to not file a lien against this parcel in the amount of \$352.00 until the outstanding balance reaches \$500.00.

APN#936-34-143 – RESOLVED, to not file a lien against this parcel in the amount of \$390.60 until the outstanding balance reaches \$500.00.

ITEMS PULLED FROM THE CONSENT CALENDAR

A. **VALLEY CREST PROPOSALS** – The following proposals were not approved and will be brought back to the Board in the spring –

Quail Hill Master Association

Provide labor and materials necessary to in-fill “fibar” in the playground @ Cascades Park.

\$1,275.00

QUAIL HILL COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
NOVEMBER 20, 2008
Page 4 of 6

Provide labor and materials necessary to in-fill “fibar” in the playground @ Commons Park.
\$4,760.00

Provide labor and materials necessary to in-fill “fibar” in the playground @ tot lot on Duet.
\$510.00

Provide labor and materials necessary to in-fill “fibar” in the playground @ Valley View Park.
\$2,975.00

Provide labor and material necessary to remove drip system and install spray heads to planters where roses are currently struggling- planters on east side of pool. *(The drip systems have ben removed from many of area in Quail Hill because they are dug up by children and difficult to detect leaks.)*
\$1,205.00

Provide labor and material necessary to remove drip system and install spray heads to planters where roses are currently struggling – planter adjacent length of pool.
\$3,390.00

A motion was made, seconded and carried to approve the following proposals –

Quail Hill Master Association

Provide labor and materials necessary to remove struggling Myroporum (due to thrip disease) and replace with sod @ corner of Knollcrest Dr. and Quail Hill Parkway.
\$2,622.50

Quail Hill Midlands

Replace dead Myroporum (thrip disease that is affecting this plant in Orange County) on slope behind 144 Weathervane.
\$660.00

Provide labor and materials necessary to in-fill plant material on slope adjacent 39 Balcony.
\$600.00

Provide labor and materials necessary to in-fill plant material on slope adjacent to 41 Fresco.
\$240.00

QUAIL HILL COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
NOVEMBER 20, 2008
Page 5 of 6

Installation of mulch throughout Midlands Hillside Special Benefit Area.
\$4,690.00

Provide labor and materials necessary to in-fill plant materials on slope adjacent 25
Balcony.
\$1,800.00

Provide labor and materials necessary to replace plant material damaged due to a car
accident on the corner of Knollcrest & Radiance.
\$198.00

Provide labor and material necessary to replace one 24" box tree at 121 Bottlebrush.
\$288.00

Provide labor and material necessary to replace one 24" box tree at 119 Capeberry.
\$288.00

Provide labor and material necessary to replace one 24" box tree at 119 Tearose.
\$288.00

RND Area

**This area is along Laguna Canyon and the cost would be reimbursed to the
association by ICDC.**

Installation of mulch throughout the streetscapes of RND.
\$840.00

Installation of mulch at the streetscape slopes and islands throughout Quail Hill (no parks
included).
\$980.00

Installation of mulch at the parks throughout Quail Hill Master.
\$1,407.00

(5/0)

UNFINISHED/NEW BUSINESS

- A. **HOMEOWNER REQUEST** – A motion was made, seconded and carried to not implement a consequence for people parked on the streets during sweeping days for the streets maintained by the association. (5/0)
- B. **BHE MANAGEMENT REQUEST** – Management was directed to have legal counsel

QUAIL HILL COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
NOVEMBER 20, 2008
Page 6 of 6

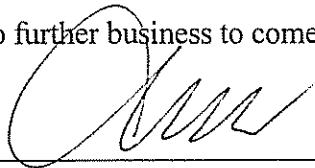
research the feasibility of the sub-associations implementing their own parking permit programs at their expense since it does not affect the entire Quail Hill Community. (5/0)

- C. **NEXT MEETING DATE** – The next Board of Directors meeting will be held on Thursday, January 22, 2009.

ADJOURNMENT

There being no further business to come before the Board, the meeting is adjourned at 5:55p.m.

ACCEPTED: _____



DATE: _____

1/23/09