

QUAIL HILL COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
APRIL 23, 2009 (rescheduled from March)
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BOARD MEMBERS PRESENT: Brian Von Helmolt – President
Alex Gurski – Treasurer
Wali Reshad – Secretary
Tom Dao – Member at Large

BOARD MEMBERS ABSENT: Sourabh Tandon

MANAGEMENT REPRESENTATIVE: Sheryl Uggen – Keystone Pacific

ISSUES DISCUSSED IN EXECUTIVE SESSION –April 23, 2009

Executive Session Meeting Minutes – Approved without changes.

Delinquencies – The following action was recorded:

APN 936-34-005 – file small claims
APN932-60-130 – file small claims
APN936-27-014 – write off outstanding balance as bad debt
APN934-24-440 – file small claims
APN481-111-14 – deferred to New Business
APN936-34-030 – write off outstanding balance as bad debt
APN936-34-038 – write off outstanding balance as bad debt
APN481-101-01 – file small claims
APN481-101-06 – file small claims
APN936-27-127 – file small claims
APN481-112-19 – file small claims
APN481-111-06 – write off outstanding balance as bad debt
APN936-34-067 – deny asset search
APN936-27-161 – file small claims
APN936-27-169 – file small claims
APN936-27-175 – file small claims
APN932-72-325 – deny asset search
APN936-34-076 – file small claims
APN936-34-079 – file small claims
APN936-27-192 – file small claims
APN181-114-06 – deny reversing lien fee
APN935-35-709 – deny asset search
APN935-35-715 – approve asset search
APN935-35-685 – file small claims
APN935-34-143 – file small claims
APN935-34-143 – file small claims
APN481-123-34 – file small claims
APN935-35-594 – approve asset search

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APN932-60-212 – file small claims
APN481-132-03 – file small claims
APN935-35-645 – file small claims

Unfinished / New Business

Legal – The Board discussed pending legal matters.

Homeowner requests- The Board reviewed and considered homeowner requests of reversing late fees and collection fees.

CALL TO ORDER

The meeting was called to order by Board President, Brian Von Helmolt, at 3:45 p.m. at the corporate office of Keystone Pacific Property Management, Inc., 16845 Von Karman, Suite #200, Irvine, CA 92606.

HOMEOWNER FORUM

There were no homeowners other than swim team members in attendance.

PRESENTATION – SWIM TEAM

Doug and Rachel Swardstrom, along with other members of the team, were present to ask Board approval to use The Commons for three swim meets during June and July. They will continue to use Knollcrest for practices.

CONSENT CALENDAR

A motion was made, seconded and carried to approve the following items from the consent calendar, without further discussion. (4/0)

- A. **GENERAL SESSION MINUTES – RESOLVED**, to approve the January 22, 2009 General Session Meeting Minutes as submitted and the Architectural report for February 10, 2009 – March 10, 2009.
- B. **TREASURER’S REPORT – RESOLVED**, to accept the December 31, 2008 and January 31, 2009, financial statements as submitted by management.
- C. **CD MATURATION – RESOLVED**, to roll over the investments that mature on April 30, 2009, May 1, 2009, May 8, 2009 and May 18, 2009 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. **ACTION WITHOUT A MEETING – RESOLVED**, to execute the Action Without a Meeting approving the following proposals from Valley Crest:

AEW 022009-0645 in the amount of \$4,250.00

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AEW021909-1658 in the amount of \$680.00
AEW021909-1808 in the amount of \$3,600.00

E. **HOAG HOSPITAL ANNOUNCEMENT FOR IRVINE RESIDENTS – RESOLVED**, to have this information placed on the Quail Hill website.

F. **VALLEY CREST PROPOSALS –** Pulled from the consent calendar for discussion.

G. **DELINQUENCIES –**

RESOLVED, to file a lien against APN#932-60-130 in the amount of \$545.80 if the homeowner has not brought the account current by the date of the meeting.

RESOLVED, to file a lien against APN#934-24-440 in the amount of \$678.80 if the homeowner has not brought the account current by the date of the meeting.

RESOLVED, to file a lien against APN#481-101-01 in the amount of \$824.20 if the homeowner has not brought the account current by the date of the meeting.

RESOLVED, to file a lien against APN#481-101-06 in the amount of \$935.10 if the homeowner has not brought the account by the date of the meeting.

RESOLVED, to not file a lien against APN#936-27-127 in the amount of \$485.35 until the outstanding balances reaches \$500 or more.

RESOLVED, to file a lien against APN#481-112-19 in the amount of \$851.40 if the homeowner has not brought the account current by the date of the meeting.

RESOLVED, to not file a lien against APN#936-27-161 in the amount of \$404.60 until the outstanding balance reaches \$500 or more.

RESOLVED, to not file a lien against APN#936-27-169 in the amount of \$415.40 until the outstanding balance has reached \$500.

RESOLVED, to file a lien against APN#936-27-175 in the amount of \$653.80 if the homeowner has not brought the account current by the date of the meeting.

RESOLVED, to not file a lien against APN#936-34-076 in the amount of \$415.40 until the outstanding balance has reached \$500.00.

RESOLVED, to file a lien against APN#936-34-079 in the amount of \$535.00 if the homeowner has not brought the account current by the date of the meeting.

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RESOLVED, to not file a lien against APN#936-27-192 in the amount of \$371.40 until the outstanding balance reaches \$500.

RESOLVED, to not file a lien against APN#935-35-685 in the amount of \$486.40 until the outstanding balance reaches \$500.

RESOLVED, to file a lien against APN#936-34-143 in the amount of \$891.40 if the homeowner has not brought the account current by the meeting date.

RESOLVED, to file a lien against APN#481-123-34 in the amount of \$827.00 if the homeowner has not brought the account current by the meeting date.

RESOLVED, to file a lien against APN#932-60-212 in the amount of \$535.00 if the homeowner has not brought the account current by the meeting date.

RESOLVED, to file a lien against APN#481-132-03 in the amount of \$1,561.20 if the homeowner has not brought the account current by the meeting date.

RESOLVED, to file a lien against APN#935-35-645 in the amount of \$724.40 if the homeowner has not brought the account current by the meeting date.

- H. **2009 TREE TRIMMING** – Pulled from the consent calendar for discussion.
- I. **ANNUAL MAINTENANCE INSPECTION** – **RESOLVED**, to approve the proposal from LaJolla Pacific for the annual maintenance inspection for a cost of \$1,175.00
- J. **2009 POOL MONITOR PROPOSALS** – Pulled from the consent calendar for discussion.

ITEMS PULLED FROM THE CONSENT CALENDAR FOR DISCUSSION

VALLEY CREST PROPOSALS – Upon review of the proposals submitted, a motion was made, seconded and carried to accept the following proposals:

- Provide labor and material to make irrigation repairs at Knollcrest and the Commons for a cost of \$367.00.
- Replace plants in all pots at Commons for a cost of \$410.00.
- Provide labor and materials to make irrigation repairs in various areas of the Midlands for a cost of \$1,033.00
- Provide labor and material to replant the parkway in front of 515 Luminous that was damaged by homeowners' contractors for a cost of \$336.00; the homeowner reimbursed the association the costs.

(4/0)

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2009 TREE TRIMMING – The Board directed management to verify the tree count was the same in both proposals and to request that All Seasons reduce their cost by 10% to keep the association within the tree trimming budget.

2009 POOL MONITOR PROPOSALS – Upon review and consideration of the three proposals submitted, a motion was made, seconded and carried to not contract for pool monitors for the 2009 swim season. (4/0)

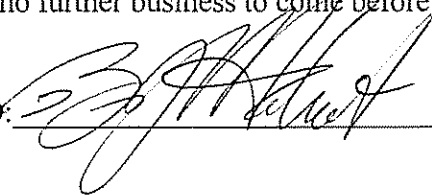
UNFINISHED/NEW BUSINESS

- A. **VARIANCE REQUEST – 15 MOMENTO** – A motion was made, seconded and carried to approve the plant material screening the pool equipment and the portable canvas gazebo but to deny the palapa over the barbecue. (4/0)
- B. **VARIANCE REQUEST – 100 BOTTLEBRUSH** – A motion was made, seconded and carried to approve the rear window placement on the room addition as constructed. (4/0)
- C. **SPRING MOVIE EVENT** – A motion was made, seconded and carried to hold another Movie Night at the end of June showing Mamma Mia with the services of Mi Media Productions for a cost of \$1,932.41. (4/0)
- D. **HOMEOWNER REQUEST – PRE-SEASON SWIM CLINIC** – No action was required during the meeting as the swim team indicated this would not take place at Quail Hill during 2009.
- E. **NEXT BOARD MEETING DATE** – The next Board of Directors meeting will be held on Thursday, June 4th beginning at 4:00 P.M.

ADJOURNMENT

There being no further business to come before the Board, the meeting is adjourned at 5:45p.m.

ACCEPTED: _____



DATE: _____

6/4

**ACTION WITHOUT MEETING
BOARD OF DIRECTORS
QUAIL HILL COMMUNITY ASSOCIATION**

WHEREAS, the Board of Directors for the QUAIL HILL COMMUNITY ASSOCIATION desires to honor the intent of the governing documents for the Association for the mutual benefit of the membership and

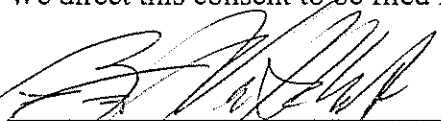
WHEREAS, Article VI, Section 5 of the Bylaws provides that an Action Without Meeting may be taken upon the unanimous written consent of the Board of Directors;

NOW, THEREFORE, the Board of Directors of the Association hereby resolves the following:

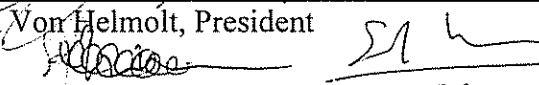
“To authorize the homeowner of 105 Symphony to hold a book signing event at The Commons Park on June 13, 2009 that will include book signing of his new release in the gazebo, refreshments and activities for children.

This resolution is hereby adopted: May 5, 2009

We direct this consent to be filed in the Minute Book for the Association.




Brian Von Helmolt, President



Sourabh Tandon, Vice President

6/4/09



Alex Gurski, Treasurer

Wali Reshad, Secretary

Tom Dao, Member At Large