

QUAIL HILL COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
DECEMBER 3, 2009
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BOARD MEMBERS PRESENT: Brian Von Helmolt – President
Paul Phillips – Vice President
Alex Gurski – Treasurer
Wali Reshad – Member at Large

BOARD MEMBERS ABSENT: Shervin Bozorgnia - Secretary

MANAGEMENT REPRESENTATIVE: Sheryl Uggen – Keystone Pacific

ISSUES DISCUSSED IN EXECUTIVE SESSION –December 3, 2009

September 24, 2009 Executive Session Meeting Minutes – Approved without changes.

Hearings – Conducted hearings for non-compliance of the Architectural submittal/installation requirements in the CC&R's, maintenance issues or common area damage.

IDR Process – Reviewed two homeowner files to initiate the “ADR” process.

Delinquencies – The following action was recorded:

1. APN#934-24-398 – RESOLVED, to file small claims suit thirty days after the lien is recorded.
2. APN#935-35-726 – RESOLVED, that when the outstanding balance exceeds \$500 and a lien is recorded to file small claims thirty days after the lien is recorded.
3. APN#935-35-732 – RESOLVED, to not file small claims or foreclose against the parcel as the lender has a trustee sale set for 12/2/09.
4. APN#481-094-41 – RESOLVED, to file small claims suit thirty days after the lien is recorded.
5. APN#934-24-459 – RESOLVED, that when the outstanding balance exceeds \$500 and a lien is recorded to file small claims thirty days after the lien is recorded.
6. APN#932-60-173 – RESOLVED, that when the outstanding balance exceeds \$500 and a lien is recorded to file small claims thirty days after the lien is recorded.
7. APN#936-27-092 – RESOLVED, to approve an Asset Search.
8. APN#481-111-14 – RESOLVED, to begin foreclosure proceedings.
9. APN#936-34-034 – RESOLVED, to write off \$2,064.04 as bad debt and send the file to a collection agency.
10. APN#936-27-114 – RESOLVED, that when the outstanding balance exceeds \$500 and a lien is recorded to file small claims thirty days after the lien is recorded.
11. APN#481-131-30 – RESOLVED, to file small claims suit thirty days after the lien is recorded.
12. APN#481-122-08 – RESOLVED, to file small claims suit thirty days after the lien is recorded.
13. APN#936-27-158 – RESOLVED, that when the outstanding balance exceeds \$500 and a lien

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is recorded to file small claims thirty days after the lien is recorded.

14. APN#481-122-06 – **RESOLVED**, to file small claims suit thirty days after the lien is recorded.
15. APN#935-35-536 – **RESOLVED**, that should the lender foreclose on the property to write off the outstanding balance as bad debt and send the file to a collection agency.
16. APN#932-72-348 – **RESOLVED**, to file small claims suit thirty days after the lien is recorded.
17. APN#936-34-107 – **RESOLVED**, to proceed with foreclosure.
18. APN#481-114-08 – **RESOLVED**, to monitor the trustee sale scheduled for 2/8/10.
19. APN#936-34-125 – **RESOLVED**, to file small claims suit thirty days after the lien is recorded.
20. APN#935-35-663 – **RESOLVED**, that when the outstanding balance exceeds \$500 and a lien is recorded to file small claims thirty days after the lien is recorded.
21. APN#935-35-624 – **RESOLVED**, that when the outstanding balance exceeds \$500 and a lien is recorded to file small claims thirty days after the lien is recorded.
22. APN#935-35-631 – **RESOLVED**, to proceed with foreclosure.
23. APN#935-35-634 – **RESOLVED**, to monitor the notice of default.
24. APN#935-35-641 – **RESOLVED**, to file smalls claims suit thirty days after the lien is recorded.
25. APN#935-35-645 – **RESOLVED**, to approve an Asset search.

Homeowner Requests – Reviewed and considered requests from homeowners regarding fine reversals and CC&R non-compliance violations.

Sub Association Web Link Agreement – Reviewed recommendations from legal counsel.

CALL TO ORDER

The meeting was called to order by Board President, Brian Von Helmolt, at 4:30 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 present.

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 September 24, 2009 General Session minutes as submitted and the Architectural reports from September 10 – November 10, 2009.
- B. **ACTION WITHOUT A MEETING – INSURANCE RENEWAL –**

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RESOLVED, to execute the Action Without a Meeting as submitted.

- C. **TREASURER'S REPORT – RESOLVED**, to accept the August 31, 2009 and September 30, 2009 financial statement and variance report as submitted.
- D. **CD MATURATION – RESOLVED**, to roll over the CD's that mature with Merrill Lynch between December 11, 2009 and January 28, 2010 at the highest interest rate for a term to be determined by the broker, provided it is no longer than one year and the association's portfolio continues to be laddered.
- E. **AUDIT/TAX PROPOSALS – RESOLVED**, to approve the proposal from Schonwit & Company for audit/tax return preparation in the amount of \$2,550.00.
- F. **VALLEY CREST PROPOSAL – RESOLVED**, to authorize Valley Crest to purchase the computer that controls and monitors the Rainbird irrigation in the community and Rainbird Maxi Com three year global support plan for \$8,500.00 MaxiCom dollar credit.
- G. **VALLEY CREST PROPOAL – RESOLVED**, to approve the proposal generated from the November landscape walk to replace the Kangaroo Paws at various locations throughout the Valley View recreational facility with one gallon drought tolerant plants for a revised cost using one gallon plants versus the quoted five gallon plants.
- H. **AQUAPURE PROPOSAL – VALLEY VIEW SPA FILTER – RESOLVED**, to approve the proposal submitted by Aquapure to replace the Valley View spa filter for a cost of \$1,408.00.
- I. **AQUAPURE PROPOSAL – THE COMMONS POOL COPING – RESOLVED**, to approve the proposal submitted by Aquapure to repair loose and lifting coping at the deep end of The Commons pool for a cost of \$850.00.
- J. **DELINQUENCY ACTION** – The Board reviewed the delinquency report dated November 24, 2009. There was Board action required.

APN#934-24-398 – RESOLVED, to file a lien against parcel APN#934-24-398 in the amount of \$555.40.

APN#935-35-726 – RESOLVED, to not file a lien against parcel APN#935-35-726 until the outstanding balance exceeds \$500.00.

APN#935-35-732 – RESOLVED, to file a lien against parcel APN#935-35-732 in the amount of \$280.40 as the lender has a notice of default filed.

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APN#481-094-41 – RESOLVED, to file a lien against parcel APN#481-094-41 in the amount of \$986.90.

APN#334-24-459 – RESOLVED, to not file a lien against parcel APN#334-24-459 until the outstanding balance exceeds \$500.00.

APN#932-60-173 – RESOLVED, to not file a lien against parcel APN#932-60-173 until the outstanding balance exceeds \$500.00.

APN#936-27-114 – RESOLVED, to not file a lien against parcel APN#936-27-114 until the outstanding balance exceeds \$500.00.

APN#481-131-30 – RESOLVED, to file a lien against parcel APN#481-131-30 in the amount of \$876.60.

APN#481-122-08 – RESOLVED, to file a lien against parcel APN#481-122-08 in the amount of \$883.40.

APN#936-27-158 – RESOLVED, to not file a lien against parcel APN#936-27-158 until the outstanding balance exceeds \$500.00.

APN#481-122-06 – RESOLVED, to file a lien against parcel APN#481-122-06 in the amount of \$1,153.80.

APN#932-72-348 – RESOLVED, to file a lien against parcel APN#932-72-348 in the amount of \$546.30.

APN#481-114-06 – RESOLVED, to file a lien against parcel APN#481-114-06 in the amount of \$599.40.

APN#936-34-125 – RESOLVED, to file a lien against parcel APN#936-34-125 in the amount of \$555.50.

APN#935-35-663 – RESOLVED, to file a lien against parcel APN#935-35-663 in the amount of \$290.40 as the lender has recorded a notice of default.

APN#935-35-624 – RESOLVED, to not file a lien against parcel APN#935-35-624 until the outstanding balance exceeds \$500.00.

APN#935-35-634 – RESOLVED, to file a lien against parcel APN#935-35-634 in the amount of \$408.80 as the outstanding balance exceeds \$500.00 with the December assessment.

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APN#935-35-541 – RESOLVED, to file a lien against parcel APN#935-35-541 in the amount of \$986.60.


APN#481-095-07 – RESOLVED, to file a lien against parcel APN#481-095-07 in the amount of \$1,014.00.

UNFINISHED/NEW BUSINESS

- A. **AQUAPURE PROPOSAL – THE COMMONS DECK & JOINT MASTIC** – Tabled to the January 2010 board meeting.
- B. **BASKETBALL COURT RESURFACING** – Tabled to the January 2010 board meeting.
- C. **SAGE EAST TOT LOT PARKING REQUEST** – The Board directed management to contact legal counsel to obtain procedures for granting three parking spaces located adjacent the tot lot at Duet/Reunion and the tot lot maintenance to Sage East.
- D. **HOMEOWNER APPEAL – 23 WINDCHIME** – The Board directed management to contact Patrol One and obtain an understanding of the violation that was not complied with that made them tow this homeowner's vehicle and to request they reimburse the owner \$250.00.
- E. **NEXT MEETING DATE** – To keep with the bi-monthly meeting schedule, the next Board meeting is scheduled for Thursday, January 28, 2010.

ADJOURNMENT

There being no further business to come before the Board, the meeting is adjourned at 5:20 p.m.

ACCEPTED:  DATE: 1/28/2010

12/10/09-08:30
 Resp: Amy Hallas
 Categories: Arch
 Detail:

P340 Quail Hill Community Assn.
 11/10/09 to 12/10/09

Sheryl

Unit No	Address #	Property Address	Last Name	Type	Rec Date	To Committee	Ret From Committee	Ruling	Reason/Cond	Owner Notified
51011-3	116	Tall Oak	Kertland	Variance	12/03/2009			Approved	Approved, per Sheryl Uggen.	12/07/2009
15033-1	35	Momento	Kuang	NOC - Notice of Completion	11/11/2009	11/18/2009		In Committee		
84049-1	117	Mosaic	Dang	NOC - Notice of Completion	11/17/2009	11/17/2009		In Committee		
17103-1	23	Balcony	Kocyigit	NOC - Notice of Completion	11/30/2009	12/01/2009		In Committee		
31102-2	22	Vermillion	Assouad	Incomplete Submittal	12/02/2009			Denied	Missing NAF and Deposit (\$300 for attached homes, \$500 for detached homes)	12/10/2009
18067-1	22	Coriander	Anwar	Satellite Dish	12/08/2009	12/09/2009		In Committee		

01/11/10-12:20
Resp: Amy Hallas
Categories: Arch
Detail:

P340 Quail Hill Community Assn.
12/10/09 to 01/10/10

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Unit No	Address #	Property Address	Last Name	Type	Rec Date	To Committee	Ref From Committee	Ruling	Reason/Cond	Owner Notified
15030-1	41	Momento	Kang	NOC Resub 1	12/15/2009	12/22/2009		Denied	As noted before: Submit photos of all sides of the patio cover. Show patio cover roof in context with existing house roof.	01/07/2010