

SHADY CANYON COMMUNITY ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
JANUARY 7, 2009  
Page 1 of 3

**BOARD MEMBERS PRESENT:** Mike Noggle  
Tom Heggi  
Mike Reeves  
Richard Liggitt  
David DiRienzo

**BOARD MEMBERS ABSENT:** None

**MANAGEMENT REPRESENTATIVES:** Kim Hockings  
Shana Aaberg  
Vince Villalobos  
Keystone Pacific Property Management, Inc.

**ISSUES DISCUSSED IN EXECUTIVE SESSION**

Minutes were approved, hearings were held, vendor performance and a delinquent accounts were discussed during the January 7, 2009 Executive Session meeting.

**CALL TO ORDER**

The meeting was called to order by Board President, Mike Noggle at 4:23 P.M.

**GUESTS IN ATTENDANCE.**

John Cox and Pablo Santoyo from Valley Crest Landscape Maintenance were in attendance to answer any questions regarding common area and cost center landscaping.

Todd Cooper, Scott McClain and Chris Caines from GMI, Inc. were in attendance to answer any questions regarding gate access control.

Steve Buck and Nicolé Fornier from the Shady Canyon Golf Club were in attendance to answer any questions regarding the golf club and to see what current issues were being discussed for the community.

**ARCHITECTURAL REPORT**

Vince Villalobos gave an update regarding lots in the design review process and under construction. The Board requested that Vince provide a list of lots that have passed the 3 year deadline to begin the architectural submittal process at the next meeting.

**CONSENT CALENDAR**

A motion was made, seconded and carried to approve the following items from the consent calendar, without further discussion:

Item A: December 3, 2008 General Session Meeting Minutes – Resolved, to approve the December 3, 2008 General Session Meeting Minutes.

Item B: Action Without Meeting Minutes – Resolved, to approve proposed speed cushion locations in the revised report provided by Kimley-Horn and Associates and allow Kimley-Horn and Associates to submit the proposed locations to OCFA for review and approval for a total cost of \$553.00.

SHADY CANYON COMMUNITY ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
JANUARY 7, 2009  
Page 2 of 3

Item C: Homeowner Landscape Maintenance Easement Request – Resolved, to approve Mr. & Mrs. Slavik's request for a Landscape Maintenance Agreement for the area between the rear property line and the concrete V-ditch with all legal fees to be paid by the homeowner.

Item D: Delinquent Accounts – Resolved, to place a liens on accounts APN# 481-143-05, APN# 481-143-14 and APN# 478-432-02.

**OLD/NEW BUSINESS**

Item A: Proposed Changes to the Rule & Regulations – **Proposed Changes to the Rules & Regulations – A motion was made, seconded and carried to approve the following changes to the Rules and Regulations originally sent to the membership for a 30 day comment period on October 9, 2008:**

The proposed additions are noted in **bold**:

Page 25 – Transponders – **Addition – Transponders shall not be issued to non-residents for the purpose of allowing a driver to use Shady Canyon Drive as a thoroughfare. Should it be determined that a transponder is being used for this purpose, it will be de-activated.**

Page 26 – Entry Passes, Guests – **Addition – Guests shall not be added to a homeowner's permanent guest list for the purpose of allowing a driver to use Shady Canyon Drive as a thoroughfare. Should it be determined that a guest is gaining access for this purpose, the person will be removed from your permanent guest list.**

The purpose of the two preceding proposed rule changes is to limit the number of non-residents using Shady Canyon Drive is a pass through which increases traffic flow within the community as well as subjects the community streets to excess wear and tare from vehicles whose owners do not pay for the upkeep of roads.

Page 35 – Fine Schedule – **Addition – Construction Jobsite Violations: The Association may, after notice and hearing, impose a fine of \$100.00 per day for the first five (5) days of a violation of any construction jobsite regulation attributable to your lot, and \$200.00 per day for each additional day that the violation of this regulation attributable to your lot exists. \*\*Please note this includes but is not limited to track-out, parking, over flowing dumpsters, lack of proper fencing, etc.\*\***

The following proposed change to the Rules and Regulations will not be made as the Board has been advised by legal counsel that this may increase the Association's liability if not enforced properly:

Page 14 – Contractor Guidelines – **Addition – All construction contractors must provide a valid drivers license as well as proof of insurance and a current registration for the vehicle that they are driving.**

The purpose of this change is to decrease liability for Shady Canyon residents by insuring contractors are licensed, insured and driving a registered vehicle.

SHADY CANYON COMMUNITY ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
JANUARY 7, 2009  
Page 3 of 3

Management will send a letter out to the membership detailing the rule changes to be adopted within 15 days of the Board meeting. Motion carried 5/0.

Item B: Reimbursement for Damage Done to Vehicle Request – GMI, Inc volunteered to reimburse the homeowner for the damage done to his mother-in-law's vehicle as they cannot tell if they were at fault for the damage. A motion was made, seconded and carried to allow GMI, Inc. to pay for the damage through the Association. Shady Canyon will cut a check to the homeowner and seek reimbursement from GMI, Inc. Motion carried 5/0.

Item C: Homeowner Request to Install a Larger Tree in the Cost Center – A motion was made, seconded and carried not to purchase a large specimen Oak tree to replace the existing deceased Oak tree in front of 29 Wildhawk due to the fact that the cost center cannot bear the cost and smaller trees tend to have a better survival rate. The Board will allow the homeowner to pay the difference for a larger tree as this has been the precedent in the past. Motion carried 5/0.

Item D: SpeedMinder – The Board reviewed the costs associated with both renting and purchasing mobile radar devices for the community and would like to further research a lease to buy option. This item will be given to the traffic committee for further research.

**COMMITTEE REPORTS**

Landscape Committee chairman, Richard Liggitt discussed the progress of the landscape contract bidding process. A meeting will be held 1/19/09 to discuss the landscape contract proposals.

Technology Committee chairman, Richard Liggitt gave an update regarding the ALPR cameras and the transponder update. The Board would like to extend the transponder update deadline until 1/15/09. A sign will be posted at the entrances.

Villa/Sycamore Committee chairman, Rena Wolfson explained that the committee is currently reviewing tree and plant replacement procedures and working with the landscape committee on the new landscape contract.

Traffic Committee chairman, Paul Camaur gave an update on the traffic cushion installation process. He is waiting for a couple more proposals for installation and final approval from OCFA. Once this is complete, all information will be sent to the Board for an Action Without Meeting decision.

**HOMEOWNER FORUM**

No homeowners wished to speak during homeowner forum.

**ADJOURNMENT**

With no further business to discuss, the General Session was adjourned at 5:06 P.M.

ACCEPTED:  \_\_\_\_\_

DATE: 2.4.09