

SHADY CANYON COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
MARCH 4, 2009
Page 1 of 3

BOARD MEMBERS PRESENT: Mike Noggle
Tom Heggi
Mike Reeves
Richard Liggitt

BOARD MEMBERS ABSENT: Mike Gray

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

ISSUES DISCUSSED IN EXECUTIVE SESSION

The landscape contracts were discussed, February minutes/Action Without Meeting Minutes were approved, hearings were held, management contract, vendors' performance, GateWorks contract and delinquent accounts were discussed during the March 4, 2009 Executive Session meeting.

CALL TO ORDER

The meeting was called to order by Board President, Mike Noggle at 4:05 P.M.

GUESTS IN ATTENDANCE.

Todd Cooper from GMI, Inc. was in attendance to answer any questions regarding gate access control.

John Cox and Pablo Santoyo from Valley Crest Landscape Maintenance were in attendance to answer any questions regarding common area and cost center landscaping. Mr. Santoyo distributed a landscape report to the Board.

ARCHITECTURAL REPORT

Sherry Salazar gave an update regarding lots in the design review process and under construction and stated that 5 homes received their final observation, 1 new home is under construction and 1 home has submitted their submittal #1.

CONSENT CALENDAR

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

Item A: February 4, 2009 General Session Meeting Minutes – Resolved, to approve the February 4, 2009 General Session Meeting Minutes.

Item B: Action Without Meeting Minutes – Resolved, to approve the Action Without Meeting Minutes to approve the proposal from Community Access Solutions to purchase a copy of the Keyscan software for Shady Canyon at a cost of \$600.00.

Item C: Financial Statement – Resolved, to approve the January 31, 2009 financial statement as submitted.

SHADY CANYON COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
MARCH 4, 2009
Page 2 of 3

Item D: IRWD 2009 Resident Bus Tour – Resolved, to approve the Irvine Ranch Water District to include Shady Canyon in it's 2009 Resident Tours on April 25th, May 16th, September 12th and October 3rd.

Item E: Handy Man Contract Proposals - Resolved, to approve the proposal from ProTec Building Service to provide handy man service for the Association at a cost of \$47.50 per hour.

Item F: Draft Audit - Resolved, to approve the draft audit prepared by Schonwit & Company, C.P.A. for the year ended November 30, 2008.

Item G: Homeowner Landscape Maintenance Easement Request - Resolved, to approve the request from Mr. & Mrs. Cheng, homeowners of Lot 25D for a landscape maintenance easement for the area between the rear property line and the concrete v-ditch as depicted on the Exhibit, with all legal fees to be paid by the homeowners.

Item H: Delinquent Accounts – Resolved, to place a lien on accounts APN# 464-031-20, APN# 481-143-34, APN# 464-071-08 and APN# 481-181-05.

OLD/NEW BUSINESS

Item A: Homeowner Request to Use the Recreation Facility – A motion was made, seconded and carried to table this item and have Management develop a policy where the Board will approve homeowner requests such as using the recreation facility for weekly card games, etc. on a case by case basis with a \$300.00 deposit, a replenishable deposit and reservations must be made at least five days in advance. Motion carried 4/0.

Item B: Proposed Change to the Rules/Regulations – A motion was made, seconded and carried to not make any changes to the Rules/Regulations pertaining to contractor guidelines and enforce the rule that states, “No contractor access on Sundays or Federal Holidays” as written. Motion carried 4/0.

Item C: Newsletter Article – A motion was made, seconded and carried to deny the request from Kate Mossbarger of Porter Novelli for the Irvine Public Schools Foundation to advertise for a raffle in the Association's newsletter. Motion carried 4/0.

Item D: Policy Regarding Homeowners Installing Landscape in Down Slope Fence Areas – A motion was made, seconded and carried to allow the Landscape Committee to review improvements installed within a down slope fence area on a case by case basis. If the improvements are deemed appropriate, the committee will direct the homeowner to forward a formal request to the DRC for review and approval, with all associated fee to be paid by the homeowner. If the improvements are deemed inappropriate, the committee will direct the landscape contractor, through Management, to remove all improvements and restore the slope area will all associated costs top be paid by the homeowner.

Item E: Homeowner Request to Place a Fire Department Connection in a Landscape Maintenance Easement Area – A motion was made, seconded and carried to approve the request by the architect of the homeowner at Lot 1D, Tract 15461, to install a required fire department connection within the landscape maintenance easement area on the side of their lot subject to the Orange County Fire Authority's approval. Motion carried 4/0.

Item F: Homeowner Dispute of Down Slope Fence Irrigation Retro-fitting Costs – A motion was made, seconded and carried to deny the request from Mary Dannelley, homeowner at 41 Needle Grass to not have to install a mow strip inside the area where she relocated her fence and not have to pay for the costs associated with the irrigation retro-fitting necessitated by the installation of her down slope fence. The denial was based on the fact that every homeowner that relocated their fence down the slope was responsible for installing a mow strip and paying for the irrigation retro-fitting per the down slope fence guidelines. Therefore, Mrs. Dannelley must

SHADY CANYON COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
MARCH 4, 2009
Page 3 of 3

install a mow strip and Management will work with Valley Crest Landscape Maintenance to see if the fees for the irrigation retro-fitting can be reduced. Motion carried 4/0.

Item G: Homeowner Request to Install a Subterranean Drain Line Within the Common Area – A motion was made, seconded and carried to approve the request from Mr. Cheng, homeowner at 22 Tree Fern to install a subterranean drain line system within a common area slope in order to better facilitate the drainage on his lot subject to the approval of LSA and the Association's legal counsel and all legal fees would be paid for by the homeowner. Motion carried 4/0.

Item H: Edison Request for an Easement to Install Electric Distribution Facilities on Common Area – A motion was made, seconded and carried to table the request from Spectrum Land Services, acting as an agent for Southern California Edison, to acquire an easement to install electric distribution facilities on common area so Management can obtain additional details, such as the size and color of the electric distribution facilities and if they will be installed above ground. Management will also have Stantec and RGI review the document from Spectrum Land Services. Motion carried 4/0.

COMMITTEE REPORTS

Mike Reeves stated that he spoke with the U.S. Postal Service and they said they wouldn't approve Shady Canyon getting their own zip code.

Mike Reeves from the Traffic Committee stated that the first round of speed bumps was installed and seem to be reducing speed. The striping and advance warning markings still need to be completed on these speed bumps. Mr. Reeves believes that a speed bump needs to be installed on Sage Creek/Watercress and midway on Canyon Creek. Management will obtain a proposal from Kimley-Horn to see what it would cost to perform a speed study on Canyon Creek

HOMEOWNER FORUM

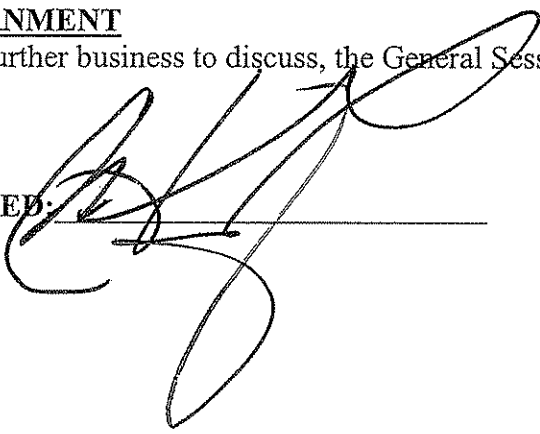
A homeowner discussed concerns with his homeowners insurance and requested guidance from the Board regarding square footage pricing to re-build a home.

ADJOURNMENT

With no further business to discuss, the General Session was adjourned at 5:20 P.M.

ACCEPTED: _____

DATE: _____

A large, stylized handwritten signature in black ink, written over the signature line.