

SHADY CANYON COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
FEBRUARY 3, 2010
Page 1 of 4

BOARD MEMBERS PRESENT: Mike Gray
Mike Noggle
Mike Reeves
Rich Cadarette
Richard Liggitt

BOARD MEMBERS ABSENT: None

MANAGEMENT REPRESENTATIVES: Shana Aaberg
Deborah Marino
Sherry Shandra
Keystone Pacific Property Management, Inc.

ISSUES DISCUSSED IN EXECUTIVE SESSION

Insurance appointed legal counsel was present, the January 6, 2010 Executive Session meeting minutes were approved, an Action Without Meeting minutes was ratified, hearings were held, delinquent accounts, vendors' performance and an architectural variance request were discussed during the February 3, 2010 Executive Session meeting.

CALL TO ORDER

The meeting was called to order by Board President, Mike Noggle at 4:00 P.M.

COMMITTEE REPORTS

Mike Noggle, Chairman of the Gate Access Control Committee informed the Board that the committee was in the process of amending the speed policy in order to more effectively deter guests of the community from ignoring speed regulations.

Richard Liggitt, Chairman of the Landscape Committee discussed the progress of the plans for renovation for the planting at the pool area and entrances.

Richard Liggitt, Chairman of the Down Slope Fence Committee informed the Board that the committee is currently working on pursuing homeowners who have installed unapproved down slope fences as well as those who have either installed plant material on the common area or denuded the common area.

HOMEOWNER FORUM

No homeowners spoke during homeowner forum.

GUEST IN ATTENDANCE.

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

Devin Sanders and Maryellen Bell from Mosaic Consulting, Inc. were in attendance to answer any questions regarding landscape maintenance.

SHADY CANYON COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
FEBRUARY 3, 2010
Page 2 of 4

ARCHITECTURAL REPORT

Sherry Shandra gave an update regarding the design review process, homes under construction, final approvals and construction violations. There was one remodel submitted, two down slope fence pre-constructions meetings, five custom home final observations, two of which were approved and seven down slope fence final observations, one of which was approved.

OLD/NEW BUSINESS

Item A: Aqua Blue Company Pool Area Maintenance and Improvement Proposals – Aqua Blue Company had two representatives present to explain the proposals to re-plaster the pool, replace the decking mastic, upgrade the equipment rooms and energy management proposals to install solar thermal and photovoltaic components and an ACU Drive to increase energy efficiency. Board member, Mike Gray suggested that Management work with his pool vendor to get a competitive proposal. Management will also work with one additional vendor so that each item has three proposals. The Board would also like to look into getting covers for the pool to slow heat loss. At the request of the Board, Management will separate out the proposals by task and present them individually to the Board so that the project is not so overwhelming.

Item B: LED Energy Savings Proposal – Ed Hunter from Service 1st Lighting was present to explain his proposal to the Board. Board member, Mike Gray requested that Ed work with Paul Lestz of SPJ Lighting to determine if he may have fixtures that would be better suited to this property, hopefully at a lower price. Management will coordinate this meeting and place this item on the March 3, 2010 Board meeting agenda for review.

Item C: 2010-2011 Insurance Proposals – A motion was made, seconded and carried to approve the quote from Farmers Insurance as it had the lowest premium, as long as Management can confirm that they have an ‘A’ rating. Motion carried 5/0.

Item D: 22 Well Spring – Common Area Planting Request – A motion was made, seconded and carried to approve the common area planting request from the owners of 22 Well Spring with the omission recommended by the Landscape Committee. All plant material shall be purchased from and installed by the community landscaper, Nature’s Image. The homeowner shall pay all costs associated with this work. Motion carried 5/0.

Item E: 25 Blue Heron – Common Area Planting Request – A motion was made, seconded and carried to approve the the common area planting request for the flat bench of land bordering the rear property line at 25 Blue Heron, with the condition that a Maintenance Easement is recorded for this area so that the owners are given the right to install and maintain the plant material shown on the plan they submitted. The owners are not permitted to install any additional irrigation in this area. The request to install plant material on the common area slope behind the home is not approved. Motion carried 5/0.

Item F: Villas Phase I Tree Height Limit – Upon review of the Villas/Sycamores Design Guidelines and the opinions of the Villas/Sycamores Committee and the Association’s legal counsel, the Board was in agreement that the tree height limit for Lots 1-14 of Tract 16154 pertains to only the rear yards. Therefore, the trees will not be pruned down to 25 ft and will instead continue to be maintained in the same fashion as all other common area trees throughout the community. The Board requested that Management send a formal letter to the homeowners who inquired about this issue conveying this information.

Item G: Proposed Adoption of Changes to the Contractor’s Manual – Contractor Parking – Homeowner, Mary Dannelley was in attendance to discuss her opposition to this revision. Mrs. Dannelley explained that she lives in an area where there is likely to be a large amount of construction in the coming years and she fears that allowing the contractors to park in front of her home will lead to further damage to her property. The Board decided to table this item for six months. Management will place this item back on the agenda for the July 2010 Board meeting.

SHADY CANYON COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
FEBRUARY 3, 2010
Page 3 of 4

Item H: Proposed Adoption of Changes to the Contractor's Manual – Construction Dumpster – A motion was made, seconded and carried to approve the addition of the following provision to the Contractor's Manual:

The following is a proposed **addition** to page 7, item II, G., 5 of the Shady Canyon **Contractor's Manual**:

5. Dumpster: The general contractor must keep a dumpster on the Lot during construction. **The dumpster must be covered** and materials shall be placed so that they will not be visible from outside of the dumpster. A regular dumping service shall be maintained so that unpleasant odors do not occur.

The purpose of this addition is to prevent animals from getting into the trash and spreading it throughout the community.

This addition will be mailed out to the membership within 15 days from the date of the Board meeting and can take effect 30 days after notice is mailed. Motion carried 5/0.

Item I: Proposed Adoption of Changes to the Rules & Regulations – Guest Behavior – This item was tabled so that Management can work with Board president, Mike Noggle to revise the current speed policy and add the guest behavior regulations. This item will be placed on the March meeting agenda.

Item J: Proposed Adoption of Changes to the Rules & Regulations – A motion was made, seconded and carried to approve the addition of the following provision to the Rules & Regulations:

Below is a proposed **addition** to page 8 of the Shady Canyon **Rules & Regulations** in **bold**.

No overnight parking on community streets. Vehicles may not be parked on the community streets between the hours of 12:00 A.M. and 6:00 A.M., unless they have been issued a parking pass by Management.

This addition will be mailed out to the membership within 15 days from the date of the Board meeting and can take effect 30 days after notice is mailed. Motion carried 5/0.

Item K: Yearly Assessment Collection – This item was tabled and will be placed on the March Board meeting agenda for review.

CONSENT CALENDAR

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

Item A: January 6, 2010 General Session Meeting Minutes – Resolved, to approve the January 6, 2010 General Session Meeting Minutes.

Item B: Financial Statement – Resolved, to approve the November 30, 2009 financial statement as submitted.

SHADY CANYON COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
FEBRUARY 3, 2010
Page 4 of 4

Item C: Annual Election of the Board – Resolved, to appoint Rich Cadarette as the chairperson on the nominating committee and Mike Gray as the rest of the committee, pick February 12, 2010 as the record date and appoint 1 or 3 residents that attend the Annual Election or appoint a representative(s) from Keystone Pacific Property Management, Inc. as the inspector(s) of election/ballot custodian(s).

Item D: Delinquent Account – Resolved, to place a lien on account APN #481-142-22 after February 16, 2010.

Item E: LSA Exotic Species Assessment – Lot 16D, Tract 15461 – Resolved, to accept the review from LSA and approve the exotic plant species currently found on Lot 16D, Tract 15461.

Item F: Landscape Maintenance Easement Agreement (LMEA) Request – Lot 32A, Tract 16060 – Resolved, to approve the request from Mr. and Mrs. Andy Lee, homeowners at Lot 32A, Tract 16060 for a Landscape Maintenance Easement Agreement (LMEA) for the area between their rear property line and the concrete V-ditch with all costs associated with drafting this agreement paid by the homeowners.

Item G: Draft Audit – November 30, 2009 FYE – Resolved, to approve the Association's draft audit prepared by Inouye, Shively & Longtin, C.P.A. for the year ended November 30, 2009.

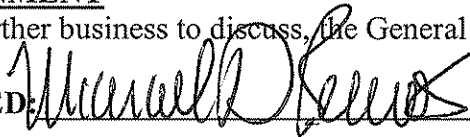
Item H: Villas/Sycamore Cypress Tree Trimming Proposal – Resolved, to approve the proposal from Mission Landscape to trim the Cypress trees in the Villas/Sycamores cost center for a cost of \$35.00 per tree.

Item I: Annual Maintenance Inspection Report – Resolved, to acknowledge receipt of the report and have Management distribute it to the membership in accordance with the governing documents of the Association.

ADJOURNMENT

With no further business to discuss, the General Session was adjourned at 5:15 P.M.

ACCEPTED: _____



DATE: _____