

SHADY CANYON COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
MARCH 3, 2010
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BOARD MEMBERS PRESENT: Mike Noggle
Mike Reeves
Rich Cadarette
Richard Liggitt

BOARD MEMBERS ABSENT: Mike Gray

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

ISSUES DISCUSSED IN EXECUTIVE SESSION

The February 3, 2010 Executive Session meeting minutes were approved, hearings were held, delinquent accounts, vendors' performance, homeowner fine reversal requests and homeowner down slope fence and architectural issues were discussed during the March 3, 2010 Executive Session meeting.

CALL TO ORDER

The meeting was called to order by Board President, Mike Noggle at 4:10 P.M.

HOMEOWNER FORUM

Five homeowners spoke during homeowner forum with questions regarding the new parking regulations, a Fuel Modification Access Easement, flag poles and My Botanica.

COMMITTEE REPORTS

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

Richard Liggitt, Chairman of the Technology Committee discussed the power failures at the gates last week and the status of the License Plate Recognition system.

Don Farrar, member of the Villas/Sycamores Committee informed the Board of the progress of the planting renovation currently taking place in the Villas/Sycamores front yards and the status of the budget.

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.

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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, seven Final Observations, four of which were approved and two down slope fence pre-construction meetings, one of which was approved.

OLD/NEW BUSINESS

Item A: Yearly Assessment Collection – This item was removed from the agenda at the direction of Board President, Mike Noggle.

Item B: LED Energy Savings Proposal – The Board reviewed the revised proposal to purchase the lighting materials directly from SPJ Lighting and have the fixtures retro-fitted and new lighting installed by Service 1st Lighting. A motion was made, seconded and carried to have Management to bid out the labor portion of the proposal to two additional contractors.

Item C: Radar Speed Enforcement Sign Installation – A motion was made, seconded and carried to approve the proposal from TFN to fabricate and install 20 “Radar Enforced” sign add-ons to the existing speed limit signs at a cost of \$235.00 per sign. Motion carried 4/0.

Item D: Irrigation Lateral Line Coverage – A motion was made, seconded and carried to allow homeowners to work with Management and Mosaic Consulting, Inc. to coordinate the coverage of the irrigation lateral lines near their homes by the community landscape contractor at the homeowner’s cost. Motion carried 4/0.

Item E: Insurance Requested Brush Mitigation – Jim Carmack of Carmack Insurance was present to discuss this issue with the Board. The Board expressed to Mr. Carmack their hesitancy to move forward with the request made by Chubb Insurance due to the fact that the specification they provided did not fit the area in question. The Board requested that Mr. Carmack instruct Chubb Insurance to tag the plant material they would like to see removed or trimmed and provide a site specific specification for evaluation by the Shady Canyon landscape Committee. If the Landscape Committee feels that this work will not be detrimental to the overall aesthetic of the common area, the Board will allow the homeowner to pay the community landscape contractor to complete this work.

Item F: Interior Entrance Gate Planting Renovation – This item was tabled as the proposal presented did not have accurate unit pricing. When accurate unit pricing can be obtained, it will be presented to the Shady Canyon Landscape Committee, then to the Board at the next meeting.

Item G: Shady Canyon Golf Club Request – Directional Sign Installation – A motion was made, seconded and carried to allow the Shady Canyon Golf Club to work with Management to purchase a directional sign directing visitors to the Golf Club to match the current directional sign installed on Shady Canyon Drive. The sign shall be fabricated and installed by TFN Architectural Signage with all costs to be paid by the Shady Canyon Golf Club. Motion carried 4/0.

Item H: Homeowner Variance Request – 46 Boulder View – A motion was made, seconded and carried to allow the homeowners at 46 Boulder View to install a crib wall in order to restore the proper common area slope ratio with the conditions recommended by the DRC, to install a cascading vine over the wall and select a more natural stone color for the wall for DRC review and approval prior to installation. Motion carried 4/0.

Item I: Landscape Maintenance Easement Agreement (LMEA) Request – Lot 33D, Tract 15461 – A motion was made, seconded and carried to approve the LMEA request from the owners of Lot 33D, Tract 15461 subject to a Design Review Committee review and approval. Motion carried 4/0.

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Item J: Proposed Restriction of Guest Access to the Community – A motion was made, seconded and carried to send the proposed restriction of guest vehicular access to the community out to the membership for a 30 day comment period. Motion carried 4/0.

CONSENT CALENDAR

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

- Item A: February 3, 2010 General Session Meeting Minutes – Resolved, to approve the February 3, 2010 General Session Meeting Minutes.
- Item B: Financial Statements – Resolved, to approve the December 31, 2009 and January 31, 2010 financial statements as submitted.
- Item C: Delinquent Accounts – Resolved, to place liens on accounts APN #464-041-20, APN #481-142-27, APN #481-171-04 and APN #481-181-05 after March 17, 2010 for the outstanding assessments and applicable charges.
- Item D: LSA Review – Lot 9A, Tract 16060 – Resolved, to accept the review from LSA and allow the homeowner at Lot 9A, Tract 16060 to submit a down slope fence plan to the Down Slope Fence Committee for review and approval with all applicable fees.
- Item E: LSA Review – Lot 79B, Tract 16436 – Resolved, to accept the review from LSA and allow the homeowner at Lot 79B, Tract 16436 to submit a down slope fence plan to the Down Slope Fence Committee for review and approval with all applicable fees.
- Item F: Spa Acid Stenner – Resolved, to approve the proposal from Aqua Blue Company to replace the Spa Acid Stenner for a total cost of \$750.00.

A motion was made, seconded and carried to approve the following items from the consent calendar, with further discussion:

Item A: Water Delivery Proposals – The Board requested that Management obtain proposals to have water filters installed at the gate houses rather than have water delivered.

ADJOURNMENT

With no further business to discuss, the General Session was adjourned at 5:45 P.M.

ACCEPTED:  DATE: 4/7/10