

SHADY CANYON COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
APRIL 7, 2010
Page 1 of 3

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

BOARD MEMBERS ABSENT: Mike Gray

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

ISSUES DISCUSSED IN EXECUTIVE SESSION

The March 3, 2010 Executive Session meeting minutes were approved, hearings were held, delinquent accounts, vendors' performance and homeowner fine reversal requests were discussed during the April 7, 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

No homeowners spoke during the homeowner forum.

COMMITTEE REPORTS

Richard Liggitt, Chairman of the Landscape Committee discussed the changes to Nature's Image staff, specifically the abrupt removal of Raymond Marzo, and indicated that the crews were currently working through the fuel modification weed abatement.

Rena Wolfson, Chairperson 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 that homeowners are generally pleased and are willing to pay for additional plant material to be added to their front yards now that maintenance is much better.

GUEST IN ATTENDANCE.

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

Devin Sanders from Mosaic Consulting, Inc. was in attendance to answer any questions regarding landscape maintenance.

ARCHITECTURAL REPORT

Sherry Shandra gave an update regarding the design review process, homes under construction, final approvals and construction violations. There were four down slope fence approvals, five down slope fence field reviews, one new home in design review, four remodels submitted and two homes completed during the month of March.

SHADY CANYON COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
APRIL 7, 2010
Page 2 of 3

OLD/NEW BUSINESS

Item A: Interior Entrance Gate Planting Renovation – A motion was made, seconded and carried to approve the proposal from Coast Landscape to install 726 (1) gallon *Salvia greggii* (red), 319 (1) gallon *Salvia clevelandii* and 26,200 sq. ft. of 0-4” mulch for a total cost of \$8,937.00. Motion carried 4/0.

Item B: As-built Down Slope Fence Variance Approval Request – Lot 32A, Tract 16060 – This item was tabled so that the Board can visit the home to review the field condition as the pictures and plans do not adequately illustrate the situation. Management will coordinate this meeting.

Item C: Homeowner Request for Common Area Tree Installation Approval – Lots 80&81, Tract 15941 - A motion was made, seconded and carried to approve the olive tree installed on the common area just outside of the rear property line of Lots 80&81, Tract 15941 as shown on the approved Down Slope Fence plan. Motion carried 4/0.

Item D: Homeowner Installation of Plant Material on Common Area – Lot 23, Tract 15941 – A motion was made, seconded and carried allow Devin Sanders of Mosaic Consulting, Inc. to review the plantings on-site in conjunction with the plans submitted and determine what plant material will need to be removed in order to bring the common area into compliance with the Orange County Fire Authority spacing requirements and the existing common area plant palette. Once Devin has marked all plant material that shall be removed, the Landscape Committee will review the recommendation and make the final determination prior to commencement of the removals. Motion carried 4/0.

Item E: Homeowner Request to Install Trees on the Common Area – Lot 34, Tract 15941 – A motion was made, seconded and carried to approve the request from the owners of Lot 34, Tract 15941 to pay to have the community Landscape Contractor plant (4) 15” *Schinus molle* on the common area behind their home. Devin Sanders of Mosaic Consulting, Inc. will determine the appropriate spacing. Motion carried 4/0.

Item F: Down Slope Fence Process Revision – A motion was made, seconded and carried to alter the down slope fence process as follows:

Enforcement – A 30 day time limit will be placed on all non-compliant down slope fence installations to address all outstanding issues prior to the Board exercising it’s right per the Down Slope Fence Agreement to give notice to the homeowner that they will be required to remove their fence.

Plan Submittal – A field meeting shall be held prior to initial plan submittal so that the fence line can be staked and the fence line can be agreed upon by the Down Slope Fence Committee and the homeowner.

Installation – All down slope fences will now be installed by an Association contractor. If possible, the Board has requested that the Down Slope fence Agreement be modified to state that the Association will maintain the down slope fences. Management will verify that this is a possibility with legal counsel and if so, can the insurance stipulation be removed from the agreement. Motion carried 4/0.

Item G: Landscape Maintenance Easement Agreement (LMEA) Request – Lot 43A, Tract 16060 – A motion was made, seconded and carried to approve the request from the owners of Lot 43A, Tract 16060 for an LMEA for the flat bench of land that appears to be an extension of their front yard. Motion carried 4/0.

Item H: 10’ Fuel Modification Access Easement – Lot 28C, Tract 16646 – A motion was made, seconded and carried to preliminarily approve the request from the owners of Lot 28C, Tract 16646 to relocate the Fuel Modification Access Easement from the left to the right side of the Lot, pending final Orange County Fire Authority approval. Motion carried 4/0.

SHADY CANYON COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
APRIL 7, 2010
Page 3 of 3

Item I: Fine Schedule – Parties Without Notice – This item was tabled so that the Gate Access Committee can review the policy at their next committee meeting and make a recommendation.

Item J: Proposals to Replace the Pool Furniture – A motion was made, seconded and carried to approve the proposal from Howard’s Custom Upholstery to recover all pool furniture cushions for a total cost of \$12,761.70. Motion carried 4/0.

Item K: Pool Mastic Replacement Proposals – A motion was made, seconded and carried to approve the proposal from Aqua Blue Company to replace the pool mastic with Dynatread for a total cost of \$4,834.50, but ask them to match the lower proposal from Tessera of \$4,675.55. Motion carried 4/0.

Item L: Pool Re-plaster Proposals – A motion was made, seconded and carried to approve the proposal from Aqua Blue to re-plaster the pool for a total cost of \$29,831.00, but ask them to include the 3M Quartz for free. Motion carried 4/0.

Item M: 23 Needle Grass – Common Area Planting Request – A motion was made, seconded and carried to approve the common area planting request from the owner of 23 Needle Grass to pay the community landscape contractor to install plant material on the flat bench of land behind his home. The homeowner will work with Mosaic Consulting, Inc. to develop a plan. The plant material shall be approved by the Landscape Committee prior to installation. Motion carried 4/0.

Item N: Parking Decal Variance Request – The Board denied Mr. Kwatra’s request for a parking decal for his wife’s car as his wife has the option to park in the driveway.

Item O: Delinquent Accounts – A motion was made, seconded and carried to place a lien on APN #481-142-01 and place liens on APN #481-40-33 and #464-071-08 after April 16, 2010 for delinquent assessments and applicable charges. 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: March 3, 2010 General Session Meeting Minutes – Resolved, to approve the March 3, 2010 General Session Meeting Minutes.

Item B: Financial Statement – February 28, 2010 – Resolved, to accept the February 28, 2010 financial statement as submitted.

Item C: Arbor Essence Oak Tree Monitoring Proposal – Resolved, to approve the proposal from Arbor Essence to perform the initial inspection of all 36 Oak trees and prepare a report detailing their condition for a total cost of \$1,800.00.

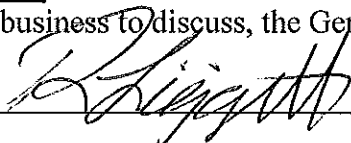
Item D: Community Access Systems – “Black List” Software Addition – Resolved, to approve the proposal from Community Access Systems to create a custom plug-in for entering license plate numbers into a “black list” that will alert the gate staff when a vehicle should be denied entry for a total cost of \$700.00.

Item E: Water Filtration Installation and Rental Proposals – Resolved, to begin utilizing Arrowhead to provide water to the East and West Gates, as well as the on-site office.

ADJOURNMENT

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

ACCEPTED: _____



DATE: _____

5/7/10