

SHADY CANYON COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
MAY 5, 2010
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BOARD MEMBERS PRESENT: Brook Morris
Mike Gray – Left at 6:30 P.M.
Rich Cadarette – Left at 5:45 P.M.
Richard Liggitt
Ron DeFelice

BOARD MEMBERS ABSENT: None

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

ISSUES DISCUSSED IN EXECUTIVE SESSION

The April 7, 2010 Executive Session meeting minutes were approved, hearings were held, a delinquent account, vendors' performance, down slope fence installations and a homeowner front yard planting revision were discussed during the May 5, 2010 Executive Session meeting.

CALL TO ORDER

The meeting was called to order by Rich Cadarette 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 failure of the ductile iron master valves and the plans to renovate the interior entrances.

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 two down slope fence approvals, three new down slope fence submittals, one down slope fence pre-construction meeting, two minor landscape remodels submitted and one final home approval granted.

OLD/NEW BUSINESS

Item A: Reseat the Board – A motion was made, seconded and carried to reseat the Board as follows:

President – Rich Cadarette
Vice President – Mike Gray
Treasurer – Mike Gray
Secretary – Brook Morris
Member(s) at Large – Ron DeFelice & Richard Liggitt

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Motion carried 5/0.

Item B: Speed Cushion Relocation Request – 32 Sage Creek – This item was tabled so that Management can look into this further with the traffic engineering firm, to see if there is another location where the cushions can be relocated with the same effectiveness, and also to determine what the cost to relocate the cushions will be. This item will be placed on the June 2, 2010 Board meeting agenda.

Item C: Speed Cushion Relocation Request – 66 Golden Eagle – This item was tabled so that Management can look into this further with the traffic engineering firm, to see if there is another location where the cushions can be relocated with the same effectiveness, and also to determine what the cost to relocate the cushions will be. This item will be placed on the June 2, 2010 Board meeting agenda.

Item D: Proposed Change to the Rules & Regulations – This item was tabled for further discussion at the June 2, 2010 Board meeting.

Item E: Reserve Study Proposals – A motion was made, seconded and carried to approve the proposals from Strategic Reserves to complete the reserve studies for Shady Canyon, the Cost Center and the Shared Cost Center, however the Board would like to revise the costs as follows: \$1,299.00 for Shady Canyon, \$599.00 for the Cost Center and \$899.00 for the Shared Cost Center. Motion carried 5/0.

Item F: Asphalt Re-striping – This item was tabled so that Management can research the type of paint that each contractor has proposed. This item will be placed on the June 2, 2010 Board meeting agenda.

Item G: Homeowner Request for a Covenant Agreement – 23 Needle Grass – A motion was made, seconded and carried to approve the request from the owners of 23 Needle Grass to sign a Covenant Agreement to acknowledge that the Olive tree they have installed near the 10 ft. Storm Drain Easement on their lot may need to be removed, should the Storm Drain ever require repair or replacement. Management will forward this request to legal counsel to have an agreement drafted, and the homeowner will pay all costs associated with the creation and execution of this document. Motion carried 5/0.

Item H: Modification to Landscape Maintenance Easement Agreement (LMEA) Request – Lot 43B, Tract 16436 – A motion was made, seconded and carried to approve the request from the owners of Lot 43B, Tract 16436 to modify their existing Landscape Maintenance Easement Agreement (LMEA) to allow them to install a wall within the area between their rear and right side property lines. Management will forward this request to legal counsel to have an agreement drafted, and the homeowner will pay all costs associated with the creation and execution of this document. Motion carried 5/0.

Item I: Fine Schedule – Altering of Plant Material on Common Area – This item was tabled and will be placed on the June 2, 2010 Board meeting agenda.

Item J: Villa/Sycamore Committee Request for Management to Send a Letter to Villa/Sycamore Homeowners Regarding Front Yard Planting – The Board requested that the Landscape Committee review the letter and the Roving Patrol hand deliver the letter.

Item K: Coast Landscape – A motion was made, seconded and carried to approve the proposal from Coast Landscape to install 635 *Salvia gregii*, 276 *Salvia clevelandii* and 160 cubic yards of mulch at the interior corners (Sage Creek, Canyon Creek and Copper Creek) for a total cost of \$8,937.00 on the recommendation of Mosaic Consulting, Inc. Motion carried 5/0.

Item L: Overnight Parking Enforcement – This item was tabled and will be placed on the June 2, 2010 Board meeting agenda.

Item M: Delinquent Account – A motion was made seconded and carried to table APN 3481-143-29 until the June 2, 2010 Board meeting as the Board did not feel that the delinquent amount was large enough to warrant a lien. Motion carried 4/0.

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CONSENT CALENDAR

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

Item A: April 7, 2010 General Session Meeting Minutes – Resolved, to approve the April 7, 2010 General Session Meeting Minutes.

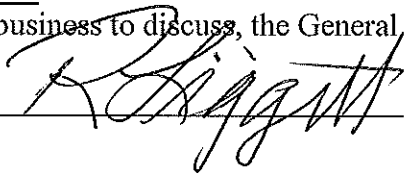
Item B: April 12, 2010 Adjourned Annual Election Meeting Minutes – Resolved, to approve the April 12, 2010 Adjourned Annual Election Meeting Minutes.

Item C: Financial Statement – March 31, 2010 – Resolved, to accept the March 31, 2010 financial statement as submitted.

ADJOURNMENT

With no further business to discuss, the General Session was adjourned at 6:30 P.M.

ACCEPTED: _____



DATE: _____

10/18/10