

SHADY CANYON COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES

JUNE 8, 2010

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BOARD MEMBERS PRESENT:

Brook Morris – left at 5:30 P.M.
Rich Cadarette
Richard Liggitt
Ron DeFelice

BOARD MEMBERS ABSENT:

Mike Gray

MANAGEMENT REPRESENTATIVES:

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

ISSUES DISCUSSED IN EXECUTIVE SESSION

Legal counsel was in attendance, the May 5, 2010 Executive Session meeting minutes were approved, hearings were held, a delinquent account, homeowner fine reversal requests, down slope fence installations and a homeowner front yard planting revision were discussed during the June 8, 2010 Executive Session meeting.

CALL TO ORDER

The meeting was called to order by Rich Cadarette at 4:30 P.M.

HOMEOWNER FORUM

No homeowners spoke during the homeowner forum.

COMMITTEE REPORTS

Richard Liggitt, Chairman of the Landscape Committee discussed the renovation plans for the Copper Creek interior gate.

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.

Jake Harle of Harle, Janics and Kannen was in attendance.

Art Petrie of Hatton, Petrie and Stackler was in attendance.

ARCHITECTURAL REPORT

Sherry Shandra gave an update regarding the design review process, homes under construction, final approvals and construction violations. There were two new home designs submitted, one pre -construction meeting and three final home approvals granted.

OLD/NEW BUSINESS

Item A: Down Slope Position Variance Request – 24 Well Spring – This item was tabled so that the Board can visit the site to review the field conditions. Board members, Brook Morris, Rich Cadarette and Richard Liggitt would like to attend along with Management and Mrs. May. If a

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decision can be made prior to the next meeting, it will be done via Action Without Meeting.

Item B: Down Slope Position Variance Request – 36 Boulder View – This item was tabled so that the Board can visit the site to review the field conditions. Board members, Brook Morris, Rich Cadarette and Richard Liggitt would like to attend along with Management. If a decision can be made prior to the next meeting, it will be done via Action Without Meeting.

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

President – Rich Cadarette

Vice President – Richard Liggitt

Treasurer – Mike Gray

Secretary – Brook Morris

Member at Large – Ron DeFelice

Motion carried 4/0.

Item D: Speed Cushion Relocation Request – 32 Sage Creek and 66 Golden Eagle – This item was tabled so that the Board can review the Kimley-Horn and Associates traffic studies and see if there is another location where the cushions can be relocated with the same effectiveness. This item will be placed on the July 7, 2010 Board meeting agenda.

Item E: 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 July 7, 2010 Board meeting agenda.

Item F: Proposed Change to the Rules & Regulations – Entry Privileges – A motion was made, seconded and carried to approve the proposed rule changed modified as follows:

Abuse of entry privileges or violation of community rules by guests will be the responsibility of the host resident and may result in revocation of the guest's right to drive their vehicle into the community. This restriction may be placed on a particular guest after notice has been given and a hearing has been held for the host resident detailing the guest's violations. Revocation of the guest's right to drive their vehicle into the community will be imposed in up to 30 day increments.

Management will mail this change to the membership within 15 days from the date of the meeting and the rule will take effect 30 days after the notice is mailed. Motion carried 3/1 – Ron DeFelice opposed.

Item G: Proposed Adoption of Changes to the Contractor's Manual – Contractor Parking – This item was tabled at the request of Board Member, Brook Morris and will be placed on the July 7, 2010 Board meeting.

Item H: Contractor's Use of Adjacent Lots for Parking and Storage – This item was tabled at the request of Board Member, Brook Morris and will be placed on the July 7, 2010 Board meeting.

Item I: Fine Schedule – Altering of Plant Material on Common Area – This item was tabled so that Board Member, Richard Liggitt can draft a sample fine schedule to propose to the Board at the July 7, 2010 Board meeting.

Item J: Trash Can Rules and Enforcement – This item was tabled so that the entire Board can review this item at the July 7, 2010 Board meeting.

Item K: Copper Creek Interior Planting Renovation – A motion was made, seconded and carried to approve the proposal from Mission Landscaper to remove and dispose of the current plant material, install 782 one (1) gallon Ceanothus "Thyrifloris", install 447 one (1) gallon Salvia leucantha and install 66 cubic yards of mulch for a total cost of \$9,974.85. Motion carried 3/0.

Item L: Proposed Additions/Revisions to the Down Slope Fence Approval Process – A motion was made, seconded and carried to approve the following revisions to the Down Slope Fence

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Process:

Installation: All down slope fences shall be installed by a contractor from the list of three approved down slope fence contractors as selected by the Shady Canyon Community Association Board of Directors.

Enforcement: A 30 day time limit shall be placed on non-compliant down slope fence installations to address all outstanding issues. Should an issue not be addressed within the 30 day time limit, the Board shall proceed per the Down Slope Fence Agreement to give notice to the homeowner that they will be required to dismantle and remove their fence from the common area.

Management will mail this change to the membership within 15 days from the date of the meeting and the rule will take effect 30 days after the notice is mailed. Motion carried 3/0.

Item M: Overnight Parking Enforcement – This item was tabled so that the entire Board can review this item at the July 7, 2010 Board meeting.

Item N: CDM Home Tour – A motion was made, seconded and carried to approve the request to allow CDM to hold a tour of two homes within the community, as long as they shuttle the guests in and out of the community so that parking is not an issue. Motion carried 3/0.

Item O: Tennis Court Screen Proposals – A motion was made, seconded and carried to approve the proposal from Saddleback Sports to replace the 6 foot high closed green polypropylene tennis court screen for a total cost of \$2,500.00.

Item P: LED Proposal – This item was tabled so that the entire Board can review this item at the July 7, 2010 Board meeting.

Item Q: Delinquent Account – A motion was made seconded and carried to place liens on APN #464-051-23, APN #481-143-01, APN #481-143-39 and APN # 481-143-29 for outstanding assessments and applicable charges. Motion carried 3/0.

CONSENT CALENDAR

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

Item A: Committee Appointments – Resolved, to appoint Ron DeFelice to the Gate Access Committee and give the members of the Design Review Committee the power to approve or deny Down Slope Fence submittals, rather than having a Down Slope Fence Committee. Motion carried 3/0.

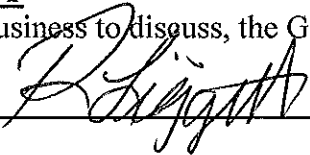
Item B: May 5, 2010 General Session Meeting Minutes – Resolved, to approve the May 5, 2010 General Session Meeting Minutes.

Item C: Financial Statement – April 30, 2010 – Resolved, to accept the April 30, 2010 financial statement as submitted.

ADJOURNMENT

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

ACCEPTED: _____



DATE: _____

7/7/10