

SHADY CANYON COMMUNITY ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
FEBRUARY 4, 2009  
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**BOARD MEMBERS PRESENT:** Mike Noggle  
Tom Heggi – Left at 5:00 PM  
Mike Reeves  
Richard Liggitt  
Mike Gray

**BOARD MEMBERS ABSENT:** None

**MANAGEMENT REPRESENTATIVES:** Shana Aaberg  
Sherry Salazar  
Vince Villalobos  
Keystone Pacific Property Management, Inc.

**ISSUES DISCUSSED IN EXECUTIVE SESSION**

The Management Contract was discussed, minutes were approved, hearings were held, homeowner fine reversal requests, vendor performance and delinquent accounts were discussed during the February 4, 2009 Executive Session meeting.

**CALL TO ORDER**

The meeting was called to order by Board President, Mike Noggle at 4:11 P.M.

**GUESTS IN ATTENDANCE.**

John Cox and Pablo Santoyo from Valley Crest Landscape Maintenance were in attendance to answer any questions regarding common area and cost center landscaping.

Todd Cooper, Scott McClain and Chris Caines from GMI, Inc. were in attendance to answer any questions regarding gate access control.

**ARCHITECTURAL REPORT**

Vince Villalobos gave an update regarding lots in the design review process and under construction. The Board requested that Management inquire with legal counsel what tools are available to the Board to enforce the deadlines to begin construction and complete construction on a custom lot. Management will bring this information to the March meeting.

**CONSENT CALENDAR**

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

Item A: January 7, 2009 General Session Meeting Minutes – Resolved, to approve the January 7, 2009 General Session Meeting Minutes.

Item B: Action Without Meeting Minutes – Resolved, to approve the Action Without Meeting Minutes to approve the proposal from Quickstripe to furnish and install 3 speed cushions at 5 locations throughout the community at a cost of \$5,069.00 per location, for a total cost of \$25,345.00.

Item C: Action Without Meeting Minutes – Resolved, to approve the Action Without Meeting Minutes to appoint of Mike Gray to the Shady Canyon Board of Directors to take the place of former Board member, David DiRienzo, as his home sold on January 14, 2009.

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Item D: Financial Statements – Resolved, to approve the November 30, 2008 and December 31, 2008 financial statements as submitted.

Item E: Annual Election – Resolved, to appoint Mike Noggle as the chairperson on the nominating committee and Richard Liggitt and Mike Reeves as the rest of the committee, pick February 13, 2009 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 of election.

Item F: Spa Acid Stenner Replacement – Resolved, to approve the proposal from Aqua Blue to replace the acid stenner for the spa at a total cost of \$750.00.

Item G: Traffic Committee Charter and Members – Resolved, to approve the Shady Canyon Traffic Committee charter, with the following four (4) committee members: Mike Reeves, Paul Camaur, Mary Dannelly and Tony Ocampo.

Item H: Booster Pump Repairs – Resolved, to approve the proposal from John Deere Green Tech to replace four booster pumps for a total cost of \$5,864.00 per the recommendation from Mosaic Consulting, Inc.

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. The Board would also like Management to create a spreadsheet showing the progress made on all items in need of maintenance.

Item J: Delinquent Accounts – Resolved, to place a liens on accounts APN# 481-143-27 and APN# 481-162-05.

**OLD/NEW BUSINESS**

Item A: Recommendations Noted in the Traffic Study – This item was tabled so that the traffic committee can review the traffic control measures included in the traffic study and make recommendations based on what they feel is appropriate for the community. Management will send this information to the traffic committee.

Item B: Appointment of a Point Person on the Board – This item was removed from the agenda. No action required.

Item C: Proposed Changes to the Contractor's Manual – A motion was made, seconded and carried to send out a proposed change to the Contractor's Manual stating that owner of empty lots must install pipe bollards and chain to prevent unauthorized vehicles from accessing the lot. Management will send this proposed change to the Contractor's Manual out to the membership for a 30 day comment period and place this item along with all comments received on the April 1, 2009 agenda for decision. Motion carried 5/0.

Item D: Handy Man Contract Proposals – This item was tabled. The Board would like Management to obtain a proposal from ProTec Building Services. Management will coordinate with Board member, Mike Reeves and place this item on the March 4, 2009 meeting agenda.

Item E: Shady Canyon Zip Code Committee Formation – This item was tabled. Board member, Mike Reeves will contact Julie Huster at the Santa Ana Post Office to inquire about the process and requirements for obtaining a separate zip code for Shady Canyon.

Item F: Insurance Proposals – A motion was made, seconded and carried to approve the 2009-2010 insurance policy as proposed by LaBarre Oksnee, however the Board would like Management to inquire with LaBarre Oksnee regarding the necessity for workers comp insurance. Management will inquire with LaBarre Oksnee and forward the answer to the Board. Motion Carried 5/0.

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Item G: Homeowner Dispute of Down Slope Fence Irrigation Retro-fitting Costs – Dr. Matin was in attendance to explain his position. A motion was made, seconded and carried to hold Valley Crest Landscape Maintenance responsible for half of the irrigation retro-fitting costs and the remaining portion will be deducted from the homeowner's deposit. Valley Crest Landscape Maintenance will issue a credit memo for half of the irrigation retro-fitting costs. Motion carried 4/0.

Item H: Homeowner Request to Plant Trees in the Common Area – This item was tabled. The Board would like the Landscape Committee to review this item and make a recommendation to the Board.

**COMMITTEE REPORTS**

Landscape Committee chairman, Richard Liggitt discussed the progress of the landscape contract bidding process. The interviews for the short list of landscape contractors begins next week.

Technology Committee chairman, Richard Liggitt gave an update regarding the ALPR cameras and the transponder update. He is currently working on entering the license plates into the new system.

Gate Access Control Committee chairman, Mike Noggle stated that there were no new issues to discuss at this time.

**HOMEOWNER FORUM**

A homeowner discussed concerns with his homeowners insurance and requested guidance from the Board regarding square footage pricing to re-build a home.

**ADJOURNMENT**

With no further business to discuss, the General Session was adjourned at 5:30 P.M.

ACCEPTED: \_\_\_\_\_ DATE: 3.4.09