

SHADY CANYON COMMUNITY ASSOCIATION  
GENERAL SESSION MEETING MINUTES

APRIL 1, 2009

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**BOARD MEMBERS PRESENT:**

Mike Noggle  
Tom Heggi  
Mike Reeves  
Richard Liggitt  
Mike Gray

**BOARD MEMBERS ABSENT:**

None

**MANAGEMENT REPRESENTATIVES:**

Shana Aaberg  
Sherry Salazar  
Julie Haye  
Denise Bergstrom  
Keystone Pacific Property Management, Inc.

**ISSUES DISCUSSED IN EXECUTIVE SESSION**

The design review contracts were discussed, a DRC on-site meeting result and recommendation was reviewed, March 4, 2009 meeting minutes were approved, hearings were held, vendors' performance was discussed and delinquent accounts were discussed during the April 1, 2009 Executive Session meeting.

**CALL TO ORDER**

The meeting was called to order by Board President, Mike Noggle at 4:23 P.M.

**GUESTS IN ATTENDANCE.**

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

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

**ARCHITECTURAL REPORT**

Sherry Salazar gave an update regarding lots in the design review process and homes under construction. The Board requested that Sherry begin sending letters to lot owners who have not begun construction and have passed their deadline in order to request a status update from these owners.

**CONSENT CALENDAR**

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

Item A: March 4, 2009 General Session Meeting Minutes – Resolved, to approve the March 4, 2009 General Session Meeting Minutes.

Item B: Action Without Meeting Minutes – Resolved, to approve the Action Without Meeting Minutes to purchase of Xerox copy machine for an installment sale term of 12 months at \$603.99 per month with no interest for a total purchase price of \$7,248.00.

Item C: Financial Statement – Resolved, to approve the February 28, 2009 financial statement as

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submitted.

Item D: Delinquent Accounts – Resolved, to place a lien on accounts APN #481-142-27, APN #481-143-17 and APN #481-162-05.

**OLD/NEW BUSINESS**

Item A: Reserve Study Proposals – A motion was made, seconded and carried to accept the proposals from RDA to complete the reserve studies for Shady Canyon, the cost center and the shared cost center for at a cost of \$1,500.00, \$300.00 and \$795.00 respectively. Motion carried 5/0.

Item B: Proposed Changes to the Rules & Regulations – A motion was made, seconded and carried to approve the following proposed revision/addition noted in **bold**:

The following is a proposed revision/addition to page 4 of the **Contractor's Manual**:

II. Prior to Construction

- A. For empty lots with no construction activity anticipated in the next 6 months and over their 3 year time period to build:
  - 1. Site must be free from any stockpiling of materials, dirt, trailers, etc.
  - 2. **The owner must install pipe bollards with a chain along the streetscape edge to prevent vehicles from utilizing the lot for access or storage.**

Per Civil Code, this revision/addition will be sent out to the membership within 15 days and can take effect 30 days after notice is mailed. Motion carried 5/0.

Item C: Proposed Additions to the Contractor's Manual – A motion was made, seconded and carried to send the following additions to the Contractor's Manual pertaining to lot maintenance during construction out to the membership for a 30 comment period. The proposed changes are noted below in **bold**:

The following is a proposed addition to page 4 of the **Contractor's Manual**:

III. Prior to Construction

- B. For empty lots with no construction activity anticipated in the next 6 months and over their 3 year time period to build:
  - 1. Site must be free from any stockpiling of materials, dirt, trailers, etc.
  - 2. **All sandbags required as part of erosion control provisions must be kept 12" back from the back of the curb in order to mitigate damage done by vehicles parking on the street.**
  - 3. Site cannot be fenced. If protection is needed to restrict access to the lot, the owner may install two (2) pipe bollards and a chain across the driveway opening with a standardized Shady Canyon "No Trespassing" sign.

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The following is a proposed addition to item number 5 on page 14 of the **Contractor's Manual**:

5. Maintain dust, erosion and stormwater runoff controls on the Lot. **All sandbags required as part of erosion control provisions must be kept 12" back from the back of the curb in order to mitigate damage done by vehicles parking on the street.**

Per Civil code this addition will be sent out to the membership for a 30 day comment period and present all comments received to the Board at the May 6, 2009 Board meeting. Motion carried 5/0.

Item D: Concrete Replacement in Recreation Facility Parking Lot – A motion was made, seconded and carried to approve the proposal from Quickel Paving to replace approximately 877 square feet of damaged sections of concrete side walk in the recreation facility parking lot for a cost of \$8,281.00 at approximately \$9.50 per square foot. Motion carried 5/0.

Item E: Street Failure Repair Proposals – A motion was made, seconded and carried to approve the proposal from Hardy and Harper to repair approximately 44 linear feet of curb and gutter and 340 square feet of asphalt that was damaged on Boulder View caused by a high level of construction vehicle traffic around the cul-de-sac for a cost of \$7,190.00. Motion carried 5/0.

Item F: Homeowner Request to Remove Speed Cushion – This item was tabled so that Management can research the cost of re-locating the speed cushion. The Board also directed Management to obtain a proposal from Kimley-Horn and Associates to perform another speed study, identical to the ones previously performed, on Sage Creek and Canyon Creek in order to test the effectiveness of the speed cushions.

### COMMITTEE REPORTS

Richard Liggitt, chairman of the Landscape Committee reported that a transition meeting with Danny McNamara of Valley Crest Landscape Maintenance will take place on April 3, 2009. Richard also requested a proposal from John Cox of Valley Crest Landscape Maintenance to add boulders to the Canyon Creek cul-de-sac and complete the repairs on the slope behind Lot 75B.

Mike Reeves, chairman of the Traffic Committee stated that they would like to re-visit the possibility of leasing or purchasing a speed minder for the community. Management will place this on the May Board meeting agenda.

Mike Noggle, chairman of the Gate Access Control Committee reported that the committee was looking at ways to eliminate pass throughs and speeding. Possible options include inviting the Irvine Police Department into the community to ticket and revisit the speed patrol car proposal from GMI. Management will place this on the May Board meeting agenda.

### HOMEOWNER FORUM

A homeowner requested information on the cul-de-sac retrofitting plans for Canyon Creek. Management will look into this with the Irvine Company and get back to the homeowner.

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ADJOURNMENT

With no further business to discuss, the General Session was adjourned at 5:35 P.M.

ACCEPTED: Richard C. Lippitt DATE: 013/09