

SHADY CANYON COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
JUNE 3, 2009
Page 1 of 3

BOARD MEMBERS PRESENT: Mike Noggle
Rich Cadarette
Richard Liggitt

BOARD MEMBERS ABSENT: Mike Gray
Mike Reeves

MANAGEMENT REPRESENTATIVES: Julie Haye
Kim Hockings
Shana Aaberg
Sherry Salazar
Keystone Pacific Property Management, Inc.

ISSUES DISCUSSED IN EXECUTIVE SESSION

The May 6, 2009 Meeting Minutes were approved, hearings were held, vendors' performance, on-site office set-up costs, delinquent accounts and the Villas down slope fence irrigation retrofitting issue were discussed during the May 6, 2009 Executive Session meeting.

CALL TO ORDER

The meeting was called to order by Board President, Mike Noggle at 4:05 P.M.

GUESTS IN ATTENDANCE.

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

ARCHITECTURAL REPORT

Sherry Salazar gave an update regarding the design review fee overages to be classified to income, status of lots past their deadlines to build, lots in the design review process, homes under construction, final approvals and construction violations. There were two homes completed, two homes breaking ground and twenty two lots going through the new DSF process

CONSENT CALENDAR

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

- Item A: May 6, 2009 General Session Meeting Minutes – Resolved, to approve the May 6, 2009 General Session Meeting Minutes.
- Item B: Financial Statements – Resolved, to accept the March 31, 2009 and April 30, 2009 financial statements as submitted.
- Item C: LSA Exotic Species Assessment – Lot 6B, Tract 16436 - Resolved, to approve the two exotic plant material species installed on Lot 6B, Tract 16436.
- Item D: LSA Down Slope Fence Review – Lot 16D, Tract 15461 – Resolved, to approve the LSA recommendation and allow the homeowner at Lot 16D, Tract 15461 to submit a plan to the DRC for final approval per the down slope fence guidelines.

SHADY CANYON COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
JUNE 3, 2009
Page 2 of 3

Item E: Homeowner Request for Landscape Maintenance Easement Agreement – Lot 44B, Tract 16436 – Resolved, to approve the homeowner’s request at Lot 44B, of Tract 16436 for a Landscape Maintenance Easement Agreement, as this is the standard agreement that has been granted to homeowners with this condition at their rear property line. The information will be sent to the Association’s legal counsel for an easement agreement to be created, with all costs to be paid by the homeowner.

Item F: Homeowner Request for Landscape Maintenance Easement Agreement – Lot 28D, Tract 15461 – Resolved, to approve the homeowner’s request at Lot 28D, of Tract 15461 for a Landscape Maintenance Easement Agreement, as this is the standard agreement that has been granted to homeowners with this condition at their rear property line. The information will be sent to the Association’s legal counsel for an easement agreement to be created, with all costs to be paid by the homeowner.

Item G: Live Band at the Recreation Facility – Resolved, to approve Mrs. Roberts’ request to have a live band at her event to be held in the recreation facility, as long as the live music concludes no later than 10:00 PM.

A motion was made, seconded and carried to approve the following items from the consent calendar, with further discussion:

Item A: Preventative Maintenance Program for the Heating and Air Systems at the East and West Gates – A motion was made, seconded and carried to approve the proposal from Alicia Air to provide preventative maintenance services for the heating and air systems at the East and West Gates three times per year at a cost of \$224.00 per service visit. Motion carried 3/0.

Item B: Delinquent Accounts – A motion was made, seconded and carried to give the homeowner with account APN #464-071-08 a 10 day extension to pay their dues. If dues are not received by June 12, 2009 a lien will be placed on this account. Motion carried 3/0.

OLD/NEW BUSINESS

Item A: Villa/Sycamore Committee Charter Amendment – A motion was made, seconded and carried to revise the Villa/Sycamore Committee charter to allow the committee to approve landscape proposals on a monthly basis not to exceed the current monthly landscape extras budget of \$1,565.00. Motion carried 3/0.

Item B: Villa/Sycamore Homeowner Request to Use Their Own Landscape Contractor – Mr. Bell was present to discuss this issue with the Board. A motion was made, seconded and carried to allow the homeowner at 29 Wild Hawk to use his own landscape contractor to install the plant material shown on his approved front yard renovation plan with the condition that Mosaic Consulting, Inc. will approve the plant material installation. Motion carried 3/0.

Item C: Homeowner Request to Install Plant Material on the Common Area – This item was tabled as the homeowner was unable to attend the meeting. This item will be placed on the July 1, 2009 Board meeting for discussion/decision.

Item D: Homeowner Request for Reimbursement for Down Slope Fence Installation Charges Incurred – This item was tabled so that the timeline of the fence drop approval can be further researched. This will help determine who is at fault for the inappropriately located fence line approval. This item will be placed on the July 1, 2009 Board meeting for discussion/decision.

SHADY CANYON COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
JUNE 3, 2009
Page 3 of 3

Item E: Proposals for Work Recommended in the Traffic Study – This item was tabled so that Management can revise the request for proposal to include only lane lines for Boulder View, Canyon Creek and Sage Creek, removal of the Bot Dots by the golf course and the addition of Speed Cushions at the golf cart crossing. This item will be place on the July 1, 2009 Board meeting for discussion/decision.

Item F: Proposal from GMI, Inc. to Purchase Speed Control Equipment for the Rover Vehicle – A motion was made, seconded and carried to approve the proposal from GMI, Inc. to purchase and installation of speed control equipment for the rover vehicle for a total cost of \$5,613.01. Board member, Rich Cadarette would like Management to look into purchasing radar enforcement signs for the community. Management will obtain proposals and place this on the July 1, 2009 Board meeting for discussion/decision. Motion carried 3/0.

Item G: Financial Committee Creation – A motion was made, seconded and carried to approve the formation of a Financial Committee with Rich Cadarette as the Chairperson. The committee shall have 3 to 5 members. Management will send a sample committee charter to Rich Cadarette. Motion carried 3/0.

Item H: Social Committee Creation – A motion was made, seconded and carried to approve the formation of a Social Committee with Mike Gray as the Chairperson. The committee shall have 3 to 5 members. Management will send a sample committee charter to Mike Gray. Motion carried 3/0.

COMMITTEE REPORTS

Richard Liggitt, chairman of the Landscape Committee gave a status update of the Landscape Committee and the new landscape contractor.

Richard Liggitt, chairman of the Technology Committee reported that the new gate access software has been launched and he is currently working out a few bugs in the system.

Mike Noggle, chairman of the Gate Access Committee reported that the committee is currently working on speed control and radar enforcement.

Mike Reeves, chairman of the Traffic Committee was absent; however he requested that Management present his choice for a speed minder proposal. The Board had no issues with this choice.

Rena Wolfson, chairperson of the Villa/Sycamore committee gave a report on the transition to the new landscape vendor, Mosaic Consulting, Inc.'s involvement and the follow-up plan with the new vendor for the upcoming months.

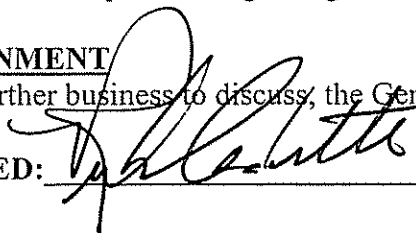
HOMEOWNER FORUM

Mr. Todd O. Litfin, Legal Counsel for Mr. and Mrs. Jabara at 22 Well Spring, was present to discuss his clients' position regarding his down slope fence installation approval.

ADJOURNMENT

With no further business to discuss, the General Session was adjourned at 5:25 P.M.

ACCEPTED: _____



DATE: _____

