

SHADY CANYON COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
DECEMBER 2, 2009
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BOARD MEMBERS PRESENT: Rich Cadarette
Richard Liggitt
Mike Noggle

BOARD MEMBERS ABSENT: Mike Gray
Mike Reeves

MANAGEMENT REPRESENTATIVES: Shana Aaberg
Deborah Marino
Sherry Shandra
Kim Hockings
Keystone Pacific Property Management, Inc.

ISSUES DISCUSSED IN EXECUTIVE SESSION

The November 4, 2009 Executive Session meeting minutes were approved, hearings were held and homeowner fine reversal requests, delinquent accounts, vendors' performance and a homeowner's response to a Down Slope Fence Final Observation were discussed during the December 2, 2009 Executive Session meeting.

CALL TO ORDER

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

HOMEOWNER FORUM

No homeowners spoke during the homeowner forum.

COMMITTEE REPORTS

Richard Liggitt, Chairman of the Landscape Committee discussed the recently approved proposals for seeding and miscellaneous plant replacements throughout the community, the trimming of the pepper trees and the restoration of down slope areas planted by homeowners.

Mike Noggle, Chairman of the Gate Access Committee explained that the committee did not meet this month and would not be meeting again until January. Board member, Richard Liggitt explained that an additional camera had been added to the ALPR system to allow it to work faster and more efficiently.

Don Farrar and Rena Wolfson of the Villas/Sycamores Committee were in attendance but had nothing to report.

GUEST IN ATTENDANCE.

Scott McClain and Todd Cooper from GMI, Inc. were 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.

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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 pre-construction meetings, eleven down slope fence plans submitted for review, two down slope fences completed and twenty one architectural plans submitted for review during the month of November.

OLD/NEW BUSINESS

Item A: Proposed Policy Change – Parking in Front of Finished Homes – A motion was made, seconded and carried to adopt the proposed addition to page 11 of the Rules & Regulations stating that “An Owner may display in front of his or her home, a “No Construction Parking” sign in the event that there are construction activities being conducted immediately adjacent to the home. The sign shall be a standard sign purchased from Management at a cost of \$20.00 per sign. No other “No Parking” signs will be permitted.” This addition to the Rules & Regulations will be mailed to the membership within 15 days from the December 2, 2009 Board Meeting and will take effect 30 days from the date that it is mailed. Motion carried 3/0.

Item B: Parking Rules – A motion was made, seconded and carried to send out a proposed rule change restricting overnight parking to the membership for a 30 day comment period. The proposed “No Parking” hours would be 12:00 AM to 6:00 AM. Motion carried 3/0.

Item C: Homeowner Request to Relocate Recently Installed Speed Cushions – A motion was made, seconded and carried to relocate the recently installed speed cushions in front of 46 Boulder View. The speed cushions will be relocated to an area equidistant between 36 and 46 Boulder View, where there are no homes. Motion carried 3/0.

Item D: Revised Traffic Study Recommendations – A motion was made, seconded and carried to move forward with the following recommendations from the follow-up to the revised traffic study completed by Kimley Horn and Associates:

- Install speed cushions on Golden Eagle, in front of 66 Golden Eagle
- Install speed cushions on Sage Creek between Watercress and Boulder View at a location to be determined by Board President, Mike Noggle.
- Install an all way stop at the intersection of Sage Creek and Watercress.

All other recommendations noted as optional will be monitored and installed at a later date if necessary. Motion carried 3/0.

Item E: Proposed Policy Change Adoptions – A motion was made, seconded and carried to adopt the following addition to page 9 of the Rules & Regulations:

Traffic Enforcement Policy: Below, please find the traffic enforcement policy. Please note that traffic violations committed by non-residents will be the responsibility of the homeowner that the vehicle is registered to.

Rolling Stops: The first three (3) offenses will be considered a warning and letters advising of as such will be sent to the owner of the home to which the vehicle is registered. Each offense thereafter will be accompanied by a fine of \$25.00 for the fourth violation, \$50.00 for the fifth violation and \$100.00 for each subsequent violation.

Running Stop Signs: (15 mph +) No warning, the first offense will be accompanied by a \$50.00 fine, then \$100.00 fine for each violation thereafter. Transponders will be turned off in accordance with policy as for Speeding (below).

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Speeding:

Up to 14 mph+ above the posted speed limit: The first offense will be considered a warning and letters advising of such will be sent to the owner of the home to which the vehicle is registered. Each offense thereafter will be accompanied by a \$50.00 fine.

15 mph + to 25 mph + above the posted speed limit: No warning. The first offense will be accompanied by a \$50.00 fine, then a \$100.00 fine for each violation thereafter.

In excess of 25 mph above the posted speed limit: The first offense will be accompanied by a \$100.00 fine and all transponders registered to the household will be de-activated for one week. Each subsequent offense will be accompanied by a \$100.00 fine and all transponders registered to the household will be de-activated for thirty (30) days. For each offense thereafter, the transponder deactivation period will increase by thirty (30) days.

This addition to the Rules & Regulations will be mailed to the membership within 15 days from the December 2, 2009 Board Meeting and will take effect 30 days from the date that it is mailed. Motion carried 3/0.

A motion was made, seconded and carried to adopt the following addition to page 21 of the Rules & Regulations, noted in **bold**:

Resident's Guests/Vendors – Residents may place a guest/vendor on their permanent access list. It is the resident's responsibility to update this list if they decide to take this individual off the permanent access list. **Please note that this does not include contractors being granted access for construction purposes.**

This addition to the Rules & Regulations will be mailed to the membership within 15 days from the December 2, 2009 Board Meeting and will take effect 30 days from the date that it is mailed. Motion carried 3/0.

Item F: Landscape Committee Request for Authorization to Spend the Monthly Landscape Extras Budget for Shady Canyon and the Shared Cost Center – A motion was made, seconded and carried to allow the members of the landscape committee to approve monthly landscape expenditures not to exceed the monthly landscape extras budget of \$8,000.00 October through May and \$4,000.00 June through September for Shady Canyon and \$825.00 per month for the Shared Cost Center. This spending authorization will not be cumulative, therefore any expenditures above the monthly landscape extras budget will require Board approval. Motion carried 3/0.

Item G: Shady Canyon Landscape Committee Charter Revision – A motion was made, seconded and carried to revise all committee charters to include the following verbiage regarding the appointment/removal of members:

3. Appointment/Removal of Members. Pursuant to Article IX of the Bylaws of Shady Canyon Community Association, the Board of Directors shall appoint the members of the XXXX Committee at their sole discretion. A member may serve successive two (2) year terms. Members of the XXXX Committee serve at the discretion of the Board of Directors and may be removed from the XXXX Committee by a majority vote of the Board of Directors. Management will revise all committee charters to include this verbiage. Motion carried 3/0.

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Item H: Speed/Radar Enforcement Signs – A motion was made, seconded and carried to approve the proposal for speed enforcement signs from TFN Architectural signage with the quantity and locations to be determined by Todd Cooper of GMI, Inc. Motion carried 3/0.

Item I: Recreation Center Pool Side Pot Replant Program – A motion was made, seconded and carried to approve the proposal from Nature's Image to renovate the pots at the pool area by removing the grasses and replacing them with an assortment of succulents as determined by the Landscape Committee for a total cost of \$6,526.25. Motion carried 3/0.

Item J: Shady Canyon Entry Area Landscape Improvement Project – A motion was made, seconded and carried to approve the proposal from Atelier 88 to provide plant material and design recommendations for the two main entrances to the community as well as the three secondary gates for a total cost of \$2,500.00. Motion carried 3/0.

Item K: Creation of an Executive Committee to Approve Action Without Meetings – This item was tabled as the Board would like Management to draft a sample Executive Committee charter for review at the next Board meeting prior to making a final decision.

Item L: Discussion Items from Board Treasurer, Mike Gray's Meeting with Management:
Yearly Assessment Collection: This item was tabled so that Management can inquire about possibly offering a 2% discount to those homeowners who would like to pay their dues a year in advance. Management's findings will be on the next meeting agenda for discussion/decision.

Golf Course Contribution: The Board does not wish to request any additional money from the Shady Canyon Golf Club at this time.

Item M: Down Slope Fence Variance Request – Lot 16D, Tract 15461 – A motion was made, seconded and carried to approve the variance request from the owner at Lot 16D, Tract 15461 to install a down slope fence even though the LSA environmental markers prevent him from installing a true Down Slope Fence in one area based upon their location. The approval was granted to the location of the fence and the fact that it would not be visible from off-site views. 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: November 4, 2009 General Session Meeting Minutes – Resolved, to approve the November 4, 2009 General Session Meeting Minutes.

Item B: Action Without Meeting Minutes – Resolved, to ratify and approve the Action Without Meeting Minutes to deny the variance request from Dr. Alethea Hsu to revise her custom home plan to include a "Sunken Garden" without counting the additional square footage of all floor area served by the "Sunken Garden".

Item C: Financial Statement – Resolved, to approve the September 30, 2009 financial statement as submitted.

Item D: Delinquent Accounts – Resolved, to place liens on accounts APN #481-143-12 and APN #464-051-47.

ADJOURNMENT

With no further business to discuss, the General Session was adjourned at 5:20 P.M.

ACCEPTED: _____

DATE: _____