

SHADY CANYON COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
JANUARY 6, 2010
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BOARD MEMBERS PRESENT: Mike Gray
Mike Noggle – left at 4:45 PM
Mike Reeves
Richard Liggitt

BOARD MEMBERS ABSENT: Rich Cadarette

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

ISSUES DISCUSSED IN EXECUTIVE SESSION

The December 2, 2009 Executive Session meeting minutes were approved, hearings were held and an architectural variance request, homeowner fine reversal requests, a homeowner reimbursement request, a homeowner dispute of hydromulch charges, common area plant removal, the architectural coordinator position, delinquent accounts, vendors' performance and down slope irrigation retrofitting charge disputes were discussed during the January 6, 2010 Executive Session meeting.

CALL TO ORDER

The meeting was called to order by Board President, Mike Noggle at 4:12 P.M.

COMMITTEE REPORTS

No Committee reports were given.

HOMEOWNER FORUM

No homeowners spoke during the homeowner forum.

GUEST IN ATTENDANCE

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

Devin Sanders and Maryellen Bell from Mosaic Consulting, Inc. was in attendance to answer any questions regarding landscape maintenance.

ARCHITECTURAL REPORT

Sherry Shandra gave an update regarding the design review process, homes under construction, final approvals and construction violations. There were two remodels submitted, two down slope fence pre-constructions meetings, five custom home final observations, 2 of which were approved and seven down slope fence final observations, one of which was approved.

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OLD/NEW BUSINESS

Item A: Aqua Blue Company Pool Area Maintenance and Improvement Proposals – Aqua Blue Company sent four representatives to explain the proposals to re-plaster the pool, replace the decking mastic, upgrade the equipment rooms and energy management proposals to install solar thermal and photovoltaic components and an ACU Drive to increase energy efficiency. The Board requested that the proposals be revised to better reflect the actual conditions at Shady Canyon and presented again at the February 3, 2010 Board meeting for review. Specifically, the Board would like Management to work with Aqua Blue Company to determine an actual payback timeline for solar panels based upon Shady Canyon's energy usage and stake the potential locations for the solar panels.

Item B: Homeowner Request to Add Plant Material to Common Area Behind 62 Canyon Creek – A motion was made, seconded and carried to approve the request from Mr. Bob Levin, homeowner at 62 Canyon Creek, to pay Nature's Image to install 9 24" box Heteromeles arbutifolia Toyon and 6 24" box Rhus Integrifolia Lemonade Berry on the slope behind his home as the landscape committee and Mosaic Consulting, Inc. have reviewed this request and recommend approval. Motion carried 4/0.

Item C: Homeowner Request to Add Trees to the Common Area – A motion was made, seconded and carried to uphold the decision of the Landscape Committee, not to add new tree species to the common area tree planting palette at this time. Motion carried 4/0.

Item D: New Homeowner Down Slope Fence and Remodel Notification Letters – The Board approved the notifications letters, therefore Management will begin sending them out to new homeowners as they close escrow, as written, with the exception of one small revision that Board member, Richard Liggitt will email to Management.

Item E: Homeowner Request to Change Street Sweeping Day – This item was tabled so that Management can contact the City of Irvine and attempt to get a waiver to continue allowing the street sweeper to work on Sundays as this is the best day to clean the streets. If a waiver cannot be obtained, the Board would like to review this item again next month.

Item F: Creation of an Executive Committee to Approve Action Without Meetings – Upon review of the Action Without Meeting Minutes from the past year, the Board determined that the formation of an executive committee with specific enumerated powers would not be productive as the approval requests were so varied. No action to be taken.

Item G: Proposals to Replace Pool Furniture Cushions – This item was tabled so that Management can work with Board member, Mike Gray to order the cushions directly from the manufacturer at a significant saving. This item will be placed on the February 3, 2010 meeting agenda.

Item H: Yearly Assessment Collection – This item was tabled at the request of Board member, Mike Gray and will be placed on the February 3, 2010 meeting agenda. Management will add the opinion received by Shady Canyon's legal counsel regarding this matter to the agenda.

Item I: Delinquent Accounts – Resolved, to place liens on accounts APN #481-143-34 and APN #464-142-01. Motion carried 3/0.

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CONSENT CALENDAR

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

Item A: December 2, 2009 General Session Meeting Minutes – Resolved, to approve the December 2, 2009 General Session Meeting Minutes.

Item B: Action Without Meeting Minutes – Resolved, to approve the Action Without Meeting Minutes to approve the proposal from Mission Tree Care to trim the Sycamores and Oaks in the Villas/Sycamores Cost Center for a cost of \$36.91 per tree.

Item C: Action Without Meeting Minutes – Resolved, to approve the Action Without Meeting Minutes to send out a proposed rule change to the membership to allow the Board to remove a guest from a homeowner's permanent guest list for 30 days as a result of the guest violating the Association's CC&R's or Rules & Regulations.

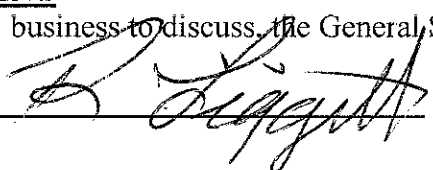
Item D: Financial Statement – Resolved, to approve the October 31, 2009 financial statement as submitted.

Item E: Pest Control Proposal for the Recreation Facility and Gate Houses – Resolved, to approve the proposal from Accurate Termite and Pest Control to provide monthly insect and rodent control services for the Recreation Facility and Gate Houses for a total cost of \$155.00 per month.

ADJOURNMENT

With no further business to discuss, the General Session was adjourned at 5:15 P.M.

ACCEPTED: _____



DATE: _____

February 3, 2010