

PORTOLA SPRINGS COMMUNITY ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
Lomas Valley Park -- 95 Ranchland  
Irvine, CA 92618  
OCTOBER 8, 2008  
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**BOARD MEMBERS PRESENT:**

Tom Heggi  
Wendy DeWees  
Bradley Hawkins

**MANAGEMENT REPRESENTATIVES:**

Jamie Bolduc  
Jaime Chandler  
Keystone Pacific Property Management,  
Inc

**EXECUTIVE SESSION SUMMARY**

Item IA: Minutes approved from the August 13, 2008 meeting  
Item IB: Architectural Compliance - Hearings for Plan Submittals  
Item IC: Architectural Compliance – Hearings for Notice of Completions  
Item ID: CC&R Violations – Contractor Sign on Property  
Item IE: Delinquent Accounts – Small Claims Proceedings

**CALL TO ORDER**

The meeting was called to order at 4:00 P M by President Tom Heggi

**CONSENT CALENDAR**

A motion was made, seconded and carried to approve the consent calendar as follows:

**Item A:** Resolved, to ratify the action taken and approve the General Session Meeting Minutes as recorded for the Board of Directors meeting held on August 13, 2008 and Architectural report for August 2008 as submitted

**Item B:** Resolved, to accept the June 2008 financial statement as submitted

**Item C:** Resolved, to accept the proposal from Villa Park for landscape improvements to include replacement of shrubs, trees, and carpet roses in various areas, fertilization of Plumbago and weed removal, irrigation adjustments to prevent overspray, and spraying for spider mites for a total cost of \$952 50.

**Item D:** Resolved, to accept the proposal from Villa Park for tree trimming at a total cost of \$28,575 00

**Item E:** Resolved, to accept the proposal from So Cal Coatings & Construction to paint the interior clubhouse doors and touch up the bathroom walls at Silverado Park, remove graffiti from the concrete at Discovery Park, and perform an acid wash test on the Silverado concrete for a cost not to exceed \$760 00.

**Item F:** Resolved, to ratify the approval of the turnover of parkways on Prairie and Lots CC & DD

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in Serra effective 08/15/08, and turnover of the parkways in Vientos on Pathway and Latitude effective 09/15/08.

**Item G:** Resolved, to approve the 2009 Board meeting schedule and hold bi-monthly meetings of the Board the second Wednesday of the month at the Lomas Valley Clubhouse, beginning with Executive Session at approximately 3:30 PM and continuing with General Session at 4:00 PM, followed immediately by Homeowner Forum, to adjourn no later than 5:00 PM.

**Item H:** Resolved, to approve proceeding with liens against Tract 16907, unit 17 in the amount of \$815 00, and Tract 16907, unit 30 in the amount of \$447 50

**NEW BUSINESS**

**Item A: Chemical Storage Room Proposals** – The Board reviewed proposals from three (3) different vendors to build a containment area in the four (4) chemical storage rooms adjacent to the pool facilities. After discussion, a motion was made, seconded and carried to approve the proposal from Aquatic Balance in the amount of \$3,800 00, and to direct Management to check with DGW as to whether the work should be considered a capital expense.

**Item B: Pool Heating During Off-Season** – The Board reviewed correspondence from the Association's pool vendor regarding the shut-off date for the heating of the pools, as well as a summary of options from Management to keep the heat on at one pool during the winter. Concerns were raised about the new Virginia Graham-Baker law which requires anti-entrapment drainage devices at all public pool facilities at an unknown cost, along with projected delinquencies in the face of the struggling economy. Additional discussion took place regarding the number of residents likely to use the pool versus the high cost for heating. Subsequently, a motion was made, seconded and carried to keep the pool heat off for the winter season, and to reopen this item for consideration next year.

**Item C: Drain Covers/Anti-Entrapment Devices for Pools** – A motion was made, seconded and carried, to table the discussion of anti-entrapment devices until pricing information can be provided by the Association's pool maintenance vendor. In order to comply with the new law in a timely fashion, the Board may need to take action on this outside of a meeting.

**Item D: Activities Committee Update** – The Board reviewed correspondence from Shirley Sirivong, Activities Committee chair, regarding the outcome of the "Movie in the Park" event, which was successful and came in under budget at a total cost of \$1,711 34. The Board reviewed two proposals for an event to take place at the end of the year: a "Texas Hold 'Em Tournament" or a December "Holiday Reception". A motion was made, seconded and carried to sponsor the family-friendly Holiday Reception at a total cost not to exceed \$4,450 00.

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**HOMEOWNER FORUM**

Homeowners were in attendance to discuss a variety of issues, including parking concerns, abandoned vehicles, apartment tenant usage of Silverado pool, and the Decada project.

**ADJOURNMENT**

There being no further business to discuss, the meeting adjourned at 4:35 P M The next Board meeting will be held on Wednesday, December 10, 2008 at 3:30 PM

ATTEST: \_\_\_\_\_



DATE: 12/10/08