

PORTOLA SPRINGS COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
Lomas Valley Park – 95 Ranchland
Irvine, CA 92618
DECEMBER 10, 2008
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BOARD MEMBERS PRESENT: Tom Heggi
Wendy DeWees

BOARD MEMBERS ABSENT: Bradley Hawkins

MANAGEMENT REPRESENTATIVES: Jamie Bolduc
Jaime Chandler
Keystone Pacific Property Management, Inc

EXECUTIVE SESSION SUMMARY

Item IA: Minutes Approved from the October 8, 2008 Meeting
Item IB: Architectural Compliance - Hearings for Plan Submittals
Item IC: Architectural Compliance – Hearings for Notice of Completions
Item ID: CC&R Violations – Failure to Remove Trash Cans
Item IE: Architectural Compliance - Extension Requests
Item IF: 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 actions taken and approve the General Session Meeting Minutes as recorded for the Board of Directors meeting held on October 8, 2008 and the architectural submittal report for September through November 2008.

Item B: Resolved, to accept the July, August and September 2008 financial statement as submitted.

Item C: Resolved, to accept the proposal from Villa Park for landscape improvements including replacement of four (4) California Pepper trees, three (3) Tristania trees, three (3) bubblers for Carrotwood trees, 20 5-gallon Raphiolepis, 150 feet French drain (with 3 yards of gravel and trenching) and other items at a total cost of \$4,080.00.

Item D: Resolved, to ratify the approval of the turnover of Vientos parkways on Pathway, Tract 16907 adjacent to Lots H & I, effective 09/15/08; and Bougainvillea parkways along Full Moon, Bell Chime, White Sage and Homeland, Tract 16845, effective 11/1/08.

Item E: Resolved, to turnover maintenance of fuel modification areas in Tract 16779 Lots KKK, LLL, MMM, NNN, and Z, effective October 1, 2008.

Item F: Resolved, to accept the proposal from So Cal Coatings & Construction to paint the lower

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portions of the monuments and seat walls at Ridge Valley & Cienega, and the stucco next to the pool pump room and beneath the stair wall at Silverado pool, at a cost not to exceed \$768 00

Item G: Resolved, to approve the proposal from Personal Touch Cleaning to steam clean and scotch-guard the carpet at the Silverado clubhouse, and to order this service in the future on an as-needed basis.

Item H: Resolved, to accept the proposal from Aquatic Balance to bring both pools into compliance with the Virginia Graeme Baker Act by replacing all drain covers, performing sump correction, and retrofitting the main spa drain at both facilities for a cost not to exceed \$10,497 89.

Item I: Resolved, to approve the proposal from Schonwit & Associates to perform the year end audit and prepare the taxes at a cost of \$1,400.00.

Item J: Resolved, to approve proceeding with a lien against APN #932-47-763 in the amount of \$797.50.

NEW BUSINESS

Item A: Proposed Rule Change: Pool Hours – The Board reviewed correspondence received from homeowners since notice of the proposed rule change was mailed to homeowners. After some discussion, a motion was made, seconded and carried to revise the pool hours so that the pool opens daily at 7 AM daily rather than 6 AM, and closes at 10 PM nightly rather than 11 PM on Fridays and Saturdays

Item B: Trash Can on Long Grass– The Board reviewed correspondence from a resident of Portola Place Apartments who suggested a trash receptacle be placed on Long Grass to mitigate littering in this area. After some discussion, a motion was made, seconded and carried to deny the request. The streets are city-maintained and trash receptacles are currently provided in each of the Association's parks.

HOMEOWNER FORUM

One homeowner was in attendance and inquired about holiday lighting on the monuments.

ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 4:15 P M. The next Board meeting will be held on Wednesday, February 11, 2009 at 4:06 PM

ATTEST: _____

DATE: 2/25/09