

PORTOLA SPRINGS COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
Lomas Valley Park – 95 Ranchland
Irvine, CA 92618
FEBRUARY 25, 2009
PAGE 1 of 2

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 December 10, 2008 Meeting
Item IB: Architectural Compliance - Hearings for Notice of Completions
Item IC: CC&R Violations – Hearings for Weeds
Item ID: 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 Minutes as recorded for the Board of Directors meeting held on December 10, 2008 and the architectural submittal report for December 2008 through January 2009.

Item B: Resolved, to accept the October, November and December 2008 financial statements as submitted

Item C: Resolved, to ratify the approval of the turnover of Las Colinas Tract 16779 Lots PP, SS, QQ and adjacent parkways for each on Native Trails, effective January 15, 2009

Item D: Resolved, to ratify the approval of the turnover of extended maintenance for Prado Tract 16779 parkways adjacent to lots KK and NN on Native Trails, effective February 1, 2009, and Native Trails Lots MM and Las Colinas Tract 16779 Lot TT effective March 1, 2009

Item E: Resolved, to ratify the release of assessment bonds for Las Colinas Phase 5 and Los Arboles Phase 3. Each of these phases is at least 80% closed and the developers are current in payment of assessments, which meets the terms for release.

Item F: Resolved, to accept the proposal from Villa Park landscape to provide 52 yards of mulch, removal of one (1) California pepper tree to be replaced by sod, six 5-gallon boxwoods, 11 5-gallon white carpet roses, one 24" box camphor tree, one 24" box Tristania, 5 galvanized poles, 75 one-gallon Myoporum, several shrub replacements, fertilizer, irrigation adjustments and other items for a total cost of \$3,928 00

PORTOLA SPRINGS COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
Lomas Valley Park – 95 Ranchland
Irvine, CA 92618
FEBRUARY 25, 2009
PAGE 2 of 2

Item G: Resolved, to approve the proposal from Negative Splitz Aquatics to provide pool monitors for the 2009 swim season at a total cost of \$39,903 75, and to table the Swim Team proposal until after the community is further developed.

Item H: Resolved, to ratify the addendum to the agreement with Animal Pest Management to add the fuel modification area to the service rotation

Item I: Resolved, to approve the proposal from the Activities Committee to host the *Spring EGGstravaganza*, to form a Parent Play Club, and to purchase two (2) vinyl banners to be used for all Association-sponsored events for a total projected cost of \$4,906 20

Item J: Resolved, to hold the Annual Meeting of the Members on Thursday, May 7 at Lomas Valley Clubhouse at 4:30 p m , to set the record date of April 2, 2009, and to appoint a volunteer member in attendance at the meeting and management to serve as Inspector of Elections

Item K: Resolved, to approve proceeding with a lien against APN #938-05-590 in the amount of \$430.00

NEW BUSINESS

Item A: Reserve Study Proposals – The Board reviewed bids as submitted by three vendors to conduct the Association's first reserve study, which is due to be completed before the end of 2009. After some discussion, a motion was made, seconded and carried to approve the proposal from Reserve Data Analysis (RDA) at a total cost of \$4,195 00

Item B: Poolside Cabana Posts -- The Board reviewed bids and correspondence from three vendors who proposed various methods of addressing the cabana posts that are currently stuck in metal sleeves in each of the pool areas. After some discussion, a motion was made, seconded and carried to table the proposals at this time, as the Association owns spare parts in the event of any breakage and does not have money in the budget for any of the proposed long-term solutions

HOMEOWNER FORUM

No homeowners were in attendance

ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 4:05 P M. The next Board meeting will be held on Wednesday, April 8, 2009 at 4:00 PM

ATTEST: _____

DATE: 4/8/09