

PORTOLA SPRINGS COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
Lomas Valley Park – 95 Ranchland
Irvine, CA 92618
JUNE 16, 2009
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BOARD MEMBERS PRESENT: Tom Heggi
Wendy DeWees

BOARD MEMBERS ABSENT: Bradley Hawkins

MANAGEMENT REPRESENTATIVES: Jamie Bolduc
Keystone Pacific Property Management, Inc

EXECUTIVE SESSION SUMMARY

Item IA: Minutes Approved from the April 8, 2009 Meeting
Item IB: Hearings for Architectural Compliance
Item IC: Hearings for CC&R Violations
Item ID: Delinquent Accounts – Small Claims Proceedings

CALL TO ORDER

The meeting was called to order at 4:01 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 April 8, 2009 and to accept the Architectural Submittal Report for April and May 2009.

Item B: Resolved, to ratify the actions taken and approve the minutes as recorded for the Annual Meeting and Election held on May 7, 2009.

Item C: Resolved, to accept the March and April 2009 financial statements as submitted

Item D: Resolved, to ratify the release of the Paloma Phase 4 maintenance assessment bond #IM5074361/6513621 in the amount of \$10,800.00

Item E: Resolved, to accept the proposal from Villa Park Landscape to replace the dead pepper tree in the parkway at the corner of Silverado and Pathway for a total cost of \$245.00.

Item F: This item was pulled from the consent calendar

Item G: Resolved, to approve the proposal from Alicia Air to install spring wound timers at the Lomas Valley and Silverado clubhouse facilities for a total cost of \$1,297.00

Item H: Resolved, to accept the proposal from Personal Touch Cleaning to increase the frequency of service at Discovery Park, Villager Park and Voyager Park from bi-weekly to weekly, throughout the summer season at a total cost of \$18.50 per park, per visit.

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Item I: Resolved, to approve the proposal from the Activities Committee to host a “Movie in the Park” event on Saturday, September, 12 at Lomas Valley Park at a total cost of \$2,550 00

Item J: Resolved, to approve the transfer of \$152,694 from operating equity to reserves in order to bring the Association to 100% funded.

Item K: Resolved, to accept the Delinquency Report as submitted, and to approve proceeding with a lien against APN #931-83-912 in the amount of \$640 00, a lien against APN #580-032-08 in the amount of \$722 50, and a lien against APN #580-034-65 in the amount of \$2,605 00

ITEMS PULLED FROM CONSENT CALENDAR

Item F: Pest Control Proposal: Bird Exclusion – The Board expressed concerns that excluding the swallows from their nests may be against California law, and that the netting proposed for the monuments might be unsightly. After discussion, a motion was made, seconded and carried to deny the proposal from Animal Pest Management, and to request that they propose removal of the nests at a later date, once all of the birds have fledged.

NEW BUSINESS

Item A: Paint Proposal – Monuments by Portola Place – The Board reviewed correspondence from the Portola Place apartment manager requesting to have the monuments at the community entrances on Long Grass and Silverado painted for removal of efflorescence. After discussion, a motion was made, seconded and carried to approve the proposal from So Cal Coatings and Construction to paint the monuments as requested at a total cost of \$3,980 00, and to request that they use the Kilz product, if available, prior to applying paint.

HOMEOWNER FORUM

One homeowner was in attendance and asked questions about future community development and the master plan for the sport park.

ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 4:17 P.M. The next Board meeting will be held on Wednesday, August 12, 2009 at 4:00 PM.

ATTEST: _____

DATE: 8/12/09