

PORTOLA SPRINGS COMMUNITY ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
Lomas Valley Park – 95 Ranchland  
Irvine, CA 92618  
AUGUST 12, 2009  
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**BOARD MEMBERS PRESENT:**

Wendy DeWees  
Bradley Hawkins  
Tom Heggi

**MANAGEMENT REPRESENTATIVES:**

Jamie Bolduc, CCAM  
Jaime Chandler, CCAM  
Keystone Pacific Property Management, Inc.

**EXECUTIVE SESSION SUMMARY**

Item IA: Minutes Approved from the June 16, 2009 Meeting  
Item IB: Hearings for Architectural Compliance  
Item IC: Hearings for CC&R Violations  
Item ID: Extension Requests for Architectural Compliance  
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 actions taken and approve the General Session Minutes as recorded for the Board of Directors meeting held on June 16, 2009 and to accept the Architectural Submittal Report for June and July 2009.

**Item B:** Resolved, to accept the May and June 2009 financial statements as submitted.

**Item C:** Resolved, to ratify the release of the San Carlos Phase 3 maintenance assessment bond #SU5025616 in the amount of \$36,000.00.

**Item D:** Resolved, to accept the Annual Maintenance Review Report dated July 13, 2009 as submitted by La Jolla Pacific, Ltd, and to request a summary report to be distributed to the membership, as required by the CC&Rs.

**Item E:** Resolved, to accept the proposal from Saddleback Sports to increase the frequency of basketball court cleaning to twice per month during the dry months of July through September.

**Item F:** Resolved, to approve the proposal from RSM Lock & Safe to install four (4) gate closers on the pool gates and new gate springs on the Silverado tennis court doors for a total cost of \$1,617.00.

**Item G:** Resolved, to accept the reserve study as prepared by RDA.

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**Item H:** Resolved, to accept the Delinquency Report as submitted, and to approve proceeding with a lien against APN #580-032-19 in the amount of \$1,537.50, and against Tract 16919 phase 15 unit 18 in the amount of \$605.00.

**NEW BUSINESS**

**Item A: Rule Change: Alcohol Prohibition at Pools** – The Board reviewed a draft letter addressing a proposed rule change to prohibit alcohol at the pools, along with correspondence from the Association's pool monitor company, Negative Splitz Aquatics and a concerned homeowner. A minor change was suggested to the letter. After discussion, a motion was made, seconded and carried to notify the membership of the Board's proposed rule change, and to solicit their feedback prior to moving to adopt the change at the next General Session Meeting.

**HOMEOWNER FORUM**

Homeowners were in attendance and addressed issues such as use of the Portola Place amenities and the community events.

**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, October 14, 2009 at 4:00 PM.

ATTEST:                     Amanda D. Dineen                    

DATE:           10/14/09