

PORTOLA SPRINGS COMMUNITY ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
Lomas Valley Park – 95 Ranchland  
Irvine, CA 92618  
DECEMBER 9, 2009  
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**BOARD MEMBERS PRESENT:** Wendy DeWees  
Tom Heggi

**BOARD MEMBERS ABSENT:** Bradley Hawkins

**MANAGEMENT REPRESENTATIVES:** Jamie Bolduc, CCAM  
Jaime Chandler, CCAM  
Tracie Manriquez  
Keystone Pacific Property Management, Inc.

**EXECUTIVE SESSION SUMMARY**

Item IA: Minutes Approved from the October 14, 2009 Meeting  
Item IB: Hearings for Architectural Compliance  
Item IC: Delinquent Accounts

**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 14, 2009 and to accept the Architectural Submittal Report for October and November 2009.

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

**Item C:** Resolved, to accept the proposal from Villa Park Landscape to trim all of the California Pepper trees at a total cost of \$7,375.00.

**Item D:** Resolved, to accept the quote from Sears.com to remove the inoperable refrigerator at the Lomas Valley Clubhouse and install a new refrigerator at a total cost of \$839.99.

**Item E:** Resolved, to approve the 2010 Board meeting schedule (with a correction of one date from April 7 to April 14) 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 F:** Resolved, to authorize the removal of the Lomas Valley pool payphone, and to remove the payphone at Silverado pool as well.

**Item G:** Resolved, to accept the Delinquency Report as submitted, and to approve proceeding with

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a lien against APN #938-05-590 in the amount of \$605.00, #580-032-13 in the amount of \$640.00, #580-033-03 in the amount of \$1,647.50, #934-74-273 in the amount of \$430.00, and #937-01-484 in the amount of \$430.00.

**NEW BUSINESS**

**Item A: Patrol Proposal** – The Board reviewed a proposal from Patrol One to provide roving patrol service to the community on an on-call basis. After discussion, the Board determined that this proposal should be tabled until April, when the swim season begins and competing proposals may also be considered.

**HOMEOWNER FORUM**

No homeowners were in attendance.

**ADJOURNMENT**

There being no further business to discuss, the meeting adjourned at 4:02 P.M. The next Board meeting will be held on Wednesday, February 10, 2010 at 4:00 PM.

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



DATE: 2/10/10