

TRAILWOOD MAINTENANCE ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
GENERAL SESSION – JANUARY 16, 2008

BOARD MEMBERS PRESENT: David Northcutt
Bob King
John Arena

BOARD MEMBER ABSENT: William Ghawi

MANAGEMENT REPRESENTATIVE: Cindy Ritter
Keystone Pacific Property Management

ITEMS DISCUSSED IN EXECUTIVE SESSION – January 16, 2008

1. November 28, 2007 Executive Session Meeting Minutes – Approved as submitted
2. Hearing – The appropriate action was taken.

CALL TO ORDER

The General Session meeting of the Trailwood Maintenance Association Board of Directors was called to order by President David Northcutt at 6:31 P.M. at the corporate office of Keystone Pacific Property Management Inc., at 16845 Von Karman, Suite 200 in Irvine, CA.

REPORT FROM NORDIC

Items discussed included; resident complaints and the new access computer system.

HOMEOWNER FORUM

There were no homeowners present.

MANAGEMENT REPORT

A motion was made, seconded and carried to approve the following items from the consent calendar, without further discussion:

- A. Resolved, to ratify the actions taken and approve the General Session Minutes as recorded for the Board of Directors General Session Meeting held on November 28, 2007.
- B. This item was pulled for further discussion.

Motion carried 3/0.

OLD/NEW BUSINESS

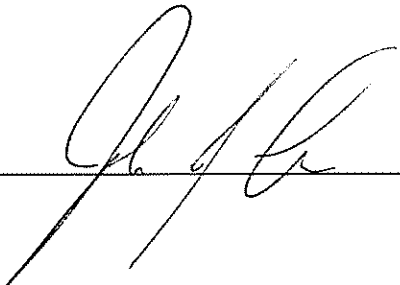
- A. Financial Statement – A motion was made, seconded and carried to accept the November Financial Statement as submitted. 3/0.
- B. Proposed Budget – A motion was made, seconded and carried the 2008-2009 budget with a \$5.00 per month increase in the assessment making the new monthly assessment amount \$130.00 beginning April 1, 2008. Motion carried 3/0.
- C. Monthly Gate Maintenance – This item was tabled until the next meeting to allow Management to obtain additional proposals.
- D. Parking Enforcement/Towing – This item was tabled until the next meeting.

TRAILWOOD MAINTENANCE ASSOCIATION
BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES
JANUARY 16, 2008
PAGE 2

- E. Security Camera Installation – A motion was made, seconded and carried to approve to have Dan Likins write the bid specifications for the installation of the security cameras. Motion carried 3/0.
- F. Review of the Trailwood Color Pallets – This item was tabled until the next meeting. Management was requested to bring the color books to the next meeting.
- G. Next Meeting Date – The next Board Meeting is scheduled for Wednesday, March 19, 2008.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 8:15 P.M.

APPROVED:  DATE: 3/19/08