

TRAILWOOD MAINTENANCE ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
GENERAL SESSION – MAY 21, 2008

BOARD MEMBERS PRESENT: David Northcutt  
Bob King  
William Ghawi  
Christine Daily

BOARD MEMBER ABSENT: John Arena

MANAGEMENT REPRESENTATIVE: Lani Kaneshiro  
Keystone Pacific Property Management

**ITEMS DISCUSSED IN EXECUTIVE SESSION – May 21, 2008**

1. March 19, 2008 Executive Session Meeting Minutes – Approved as submitted
2. Hearing – The appropriate action was taken.
3. Delinquent Account – 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 6:15 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; new gate arm, gate passes, vandalism and the new access computer system.

**Board Vacancy** – A motion was made, seconded and carried to appoint John Arena to the vacant board position. Motion carried 3/0.

**Reseating of the Board** – A motion was made, seconded and carried to seat the board as follows;

President – William Ghawi  
Vice President – David Northcutt  
Treasurer – Bob King  
Secretary – Christine Daily  
Member at Large – John Arena

**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 March 19, 2008.
- B. Resolved, to accept the February and March 2008 financial statements as submitted.

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- C. Resolved, to ratify the action taken and approve rolling over the Imperial Capital CD in the amount of \$64,581.77 for the term of six months.
- D. Resolved, to ratify the action taken and approve the proposal submitted by Trident Pool Service to replace the pool heater and to replace the sand filters at a total cost \$10,027.61.
- E. This item was pulled for further discussion.
- F. Resolved, to ratify the action taken and approve the proposal submitted by AMS Paving to apply slurry coat to the streets throughout the community and to perform asphalt repairs at a total cost of \$48,735.00.
- G. This item was pulled for further discussion.
- H. This item was pulled for further discussion.
- I. This item was pulled for further discussion.

Motion carried 4/0.

**OLD/NEW BUSINESS**

- A. Color Change Proposal – A motion was made, seconded and carried to approve the proposal submitted by Villa Park Landscape to change out the color throughout the community at a total cost of \$1,800.00. Motion carried 4/0.
- B. Pool House Roof Repair – A motion was made, seconded and carried to approve the proposal submitted ATC Construction to repair the pool house roof at a total cost of \$1,425.00. Motion carried 4/0.
- C. Maintenance Inspection Proposal – A motion was made, seconded and carried to approve the proposal submitted by La Jolla Pacific to complete the required maintenance inspection at a total cost of \$1,175.00. Motion carried 4/0.
- D. Color Change Proposal – A motion was made, seconded and carried to approve the proposal submitted by Villa Park Landscape to change the color throughout the community at a total cost of \$1,800.00. Motion carried 4/0.
- E. Landscape Proposal – A motion was made, seconded and carried to approve the proposal submitted by Villa Park Landscape to install 300 square feet of sod on the side of 58 Oakhurst at a total cost of \$261.00. Motion carried 4/0.
- F. Tree Removal Proposal – A motion was made, seconded and carried to approve the proposal to remove the Jacaranda trees at various locations on Trailwood as determined during the tree inspection walk in May at a total cost of \$1,505.00. Motion carried 4/0.

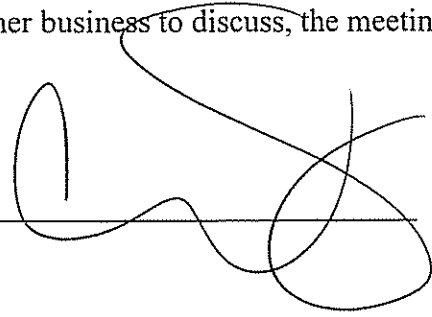
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- G. Rain Sensor Proposal – A motion was made, seconded and carried to approve the proposal submitted by Villa Park Landscape to install fourteen rain sensors on the irrigation system at a total cost of \$4,620.00. Motion carried 4/0.
- H. Reserve Study Proposal – A motion was made, seconded and carried to approve the proposal submitted by Reserve Solutions to conduct an onsite reserve study report at a total cost of \$1,250.00. Motion carried 4/0.
- I. Pool Area Drains – A motion was made, seconded and carried to approve the installation of new pool deck drains not to exceed a total cost of \$2,900.00. Motion carried 4/0.
- J. Tree Trimming Proposal – A motion was made, seconded and carried to approve the proposal submitted by Villa Park Landscape to trim the trees throughout the community at a total cost of \$34,082.50. Motion carried 3/1 Bob King abstained.
- K. Next Meeting Date – The next Board Meeting is scheduled for Wednesday, July 16, 2008.

**ADJOURNMENT**

There being no further business to discuss, the meeting was adjourned at 7:51 P.M.

APPROVED: \_\_\_\_\_

A large, stylized handwritten signature in black ink, written over a horizontal line.

DATE: \_\_\_\_\_

7/16/08