

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

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

BOARD MEMBER ABSENT: None

MANAGEMENT REPRESENTATIVE: Cindy Ritter  
Keystone Pacific Property Management

**ITEMS DISCUSSED IN EXECUTIVE SESSION – July 16, 2008**

1. May 21, 2008 Executive Session Meeting Minutes – Approved as submitted
2. Hearings – 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 William Ghawiat 6:16 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; slurry seal, new gate arm, gate passes, vandalism 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 May 21, 2008.
- B. Resolved, to accept the April and May 2008 financial statements as submitted.
- C. Resolved, to ratify the action taken and approve rolling over the CD in the amount of \$31,328.05 for the term of one year.

Motion carried 5/0.

**OLD/NEW BUSINESS**

- A. Rotator Nozzles – A motion was made, seconded and carried to approve the proposal submitted by Villa Park Landscape to install rotator nozzles at the Canyonwood, Creekglen, pool and park area at the total cost of \$4,327.505 Motion carried 5/0.

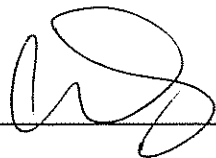
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- B. Meadowood/Citrus Glen Parks – Management was directed to compose letters to the City Manager and the City Counsel to register complaints about the condition of the parks. The letters are to be forwarded to the Board for their review and approval.
- C. Homeowner Request/Beane – A motion was made, seconded and carried not to approve the homeowners request to have the existing gates replaced with an updated style of gate. Motion carried 5/0.
- D. Board Toll Reimbursement – A motion was made, seconded and carried to approve the board members be reimbursed the toll expenses that are incurred traveling to and from the board meetings. This reimbursement will be submitted on an annual basis along with the mileage reimbursement. Management was directed to speak to legal counsel regarding the possible reimbursement of childcare care expenses. Motion carried 5/0.
- E. Homeowner Request/Placencia – A motion was made, seconded and carried not to approve the homeowners request to have the trees next to their home removed. Management was directed to advise the homeowner that the tress would be trimmed in September. Motion carried 5/0.
- F. 2007/2008 Draft Audit – A motion was made, seconded and carried to approve the draft audit as submitted by Robert A. Owens. Motion carried 5/0.
- 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. Lien Action/APN#530-212-48 – A motion was made, seconded and carried to approve to file the lien on APN#530-212-48. Motion carried 5/0.
- I. Review of the New Trailwood Color Schemes – A motion was made, seconded and carried to approve the new Trailwood color schemes as submitted by Dunn Edwards and to allow the homeowners two years to comply with using the new color schemes. Motion carried 5/0.
- J. Next Meeting Date – The next Board Meeting is scheduled for Wednesday, September 17, 2008.

**ADJOURNMENT**

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

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



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

9/17/08