

TRAILWOOD MAINTENANCE ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
GENERAL SESSION – JANUARY 21, 2009

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 – January 21, 2009

1. December 4, 2008 Executive Session Meeting Minutes – Approved as submitted
2. 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 William Ghawi at 6:09 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; solicitors and the paint books.

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 December 4, 2008.
- B. Resolved, to accept the November 2008 financial statement as submitted.
- C. Resolved, to ratify the action taken and approve the amended service agreement submitted by Nordic for the additional staffing at the Creekglen gate at a total cost of \$4,454.00.
- D. Resolved, to ratify the action taken and approve the proposals submitted by Aquapure at a total cost of \$7,882.00 to bring the pool and the wader into compliance with the Virginia Graeme Baker Act.

Motion carried 5/0.

OLD/NEW BUSINESS

- A. Access Control System Installation Proposals – This item was tabled until the next meeting.

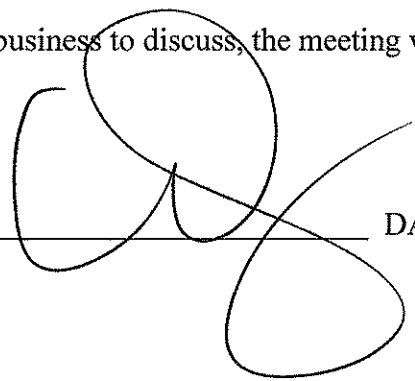
TRAILWOOD MAINTENANCE ASSOCIATION
BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES
JANUARY 21, 2009
PAGE 2

- B. 2009/2010 Proposed Budget – A motion was made, seconded and carried to approve the proposed budget as submitted. Management recommended that in lieu of an increase in assessments that \$2,039.00 of accumulated equity be used. Motion carried 5/0.
- C. Landscape Proposal – A motion was made, seconded and carried not to approve the proposal submitted by Villa Park Landscape in the amount of \$571.60 for items found during the November landscape walk, as line item, Landscape Replacement is over budget. Motion carried 5/0.
- D. Holiday Lighting Contest Procedures – This item was tabled until the next meeting.
- E. Community Website – This item was tabled until the next meeting.
- F. Next Meeting Date – The next Board Meeting is scheduled for Wednesday, March 18, 2009.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 9:03 P.M.

APPROVED: _____

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DATE: _____

3/24/09