

TRAILWOOD MAINTENANCE ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
GENERAL SESSION – JULY 23, 2009

BOARD MEMBERS PRESENT: David Northcutt  
Bob King  
Christine Daily  
Hilary Lemansky

BOARD MEMBER ABSENT: None

MANAGEMENT REPRESENTATIVE: Cindy Ritter  
Ryan Ramstack  
Keystone Pacific Property Management

**ITEMS DISCUSSED IN EXECUTIVE SESSION – July 23, 2009**

1. May 27, 2009 Executive Session Meeting Minutes – Approved as submitted
2. Delinquent Accounts – 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 Management at 6:10 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; activity at the gates has increased, 130 cars on the street on street sweeping day, continue working with each officer regarding access control, and there has been a lot of soliciting reported.

**HOMEOWNER FORUM**

Will Landis discussed vandalism, resident's failure to clean after parties in park and pool area, the pool needs to have a taller gate to prevent residents/non-residents from gaining access without a key, hourly patrols at the pool area administered by Nordic, and making a key required for entry as per the Pool Rules Sign.

**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 minutes of the May 27, 2009 General Session Meeting as submitted and to accept the Architectural Submittal report for May and June 2009.
- B. Resolved, to accept the May 2009 and June 2009 financial statements as submitted.
- C. Resolved, to approve to file a lien on APN#530-231-81.
- D. Resolved, to approve to file a lien on APN#530-221-49.
- E. Resolved, to ratify the actions taken and approve the architectural application submitted by the homeowners of 38 Clear Creek requesting permission to paint their home with a slight variation to the approved color scheme.

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- F. Resolved, to ratify the actions taken and approve the 2008-2009 draft audit as submitted by Robert A. Owens.

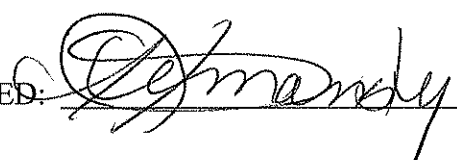
Motion carried 4/0.

**OLD/NEW BUSINESS**

- A. Positive Gate Closing System – A motion was made, seconded and carried to approve the proposal submitted by Positive Force at a cost \$2,853.21. Motion carried 4/0.
- B. Traffic Study – A motion was made, seconded and carried to table the findings of the traffic study indefinitely. Motion carried 4/0.
- C. Gate House Remodel Proposals – A motion was made, seconded and carried to approve the proposal submitted by ATC Construction at a cost of \$5,900.00. Motion carried 3/1; Bob King voted no.
- D. Holiday Lighting Contest Procedures – This item was tabled until the next meeting. Management was requested to come up with some ideas.
- E. Harvest Festival – Management provided update. This item was tabled until the next meeting so Management could obtain proposals.
- F. Electronic Community Updates – This item was tabled until further information is received.
- G. Pool Area BBQ Report – Management provided an update at this time.
- H. Mailboxes – This item was tabled to allow Management time to obtain additional proposals.
- I. Displaying Notices at the Gates – Management will obtain prices and options to present to the Board.
- J. Next Meeting Date – The next Board of Directors Meeting will be held Thursday, September 16, 2009.

**ADJOURNMENT**

There being no further business to discuss, the meeting was adjourned at 8:20 P.M.

APPROVED:  DATE: 9-16-09