

**West Irvine Maintenance Association
General Session Minutes
January 19, 2006
Congregation B’Nai Israel
2111 Bryan Avenue – Tustin, CA**

BOARD MEMBERS PRESENT:

**A. O’HARE
R. VOGEL
J. SANGER**

BOARD MEMBER ABSENT:

**B. PICKERING
L. KOMONCHAK**

MANAGEMENT REPRESENTATIVE:

L. ABRAMS

CALL TO ORDER:

Vice President A. O’Hare called the general session meeting to order at 5:30 P.M.

Approval of General Session Minutes of November 10, 2006 - A motion was made and seconded to table the November 10, 2006 general session minutes. Carried 3/0.

Treasurer’s Report (Flip to Financial Tab) – A motion was made and seconded to approved the un-audited financial reports for October 2005 and November 2005 as prepared by Crummack-Huseby, Inc. Carried 3/0.

Resolution to Records Liens - As of January 1, 2006 California Civil Code now requires that in order to record liens on delinquent accounts that the board approve a resolution and sign the authorization form. A motion was made and seconded to approve the lien recordation and sign the authorization form and authorize ALS to record the liens on the following delinquent accounts. Carried 3/0.

Account #	Balance
WI-110-0094-04	\$237.00
WI 110—699-02	\$157.00
WI 110 – 0165-05	\$450.00
WI 110-310-03	\$171.00

Annual Calendar - A motion was made and seconded to approve the annual calendar of events for 2006. Carried 3/0.

Community Signage – A motion was made and seconded to approve the draft artwork and the sign dimension of 18” x 24” to replace the two community signs located on Robinson and Trevino. Carried 3/0.

Parkwest Landscape Proposal – A motion was made and seconded to approve the proposal in the amount of \$840.00 from Park West Landscape to mulch the tree wells throughout the community. Funds to be expensed from Account #6040, Landscape Extras/supplies which has a monthly budget of \$1,396.00. Carried 3/0.

Special Community Mailer – A motion was made and seconded to approve special mailing reminding homeowners of the architectural process for any exterior improvements and maintenance responsibility of the party fences (fences between the neighboring home). Carried 3/0.

ITEMS COMPLETED/IN PROGRESS

Beautification Project - Beautification committee member Scott Swailes was present and indicated that the Committee will be reviewing the second phase on Robinson within 1 week with the landscape company and proposals will be ready within 3 weeks for board review.

Pool and Spa Deterioration Status – Management provided an update from the Irvine Company representative who stated that another meeting will be held with the subcontractor and geo technical expert. The Irvine Company is asking them to provide evidence to support their findings that the pool and spa deterioration is a result from chemicals. Management to provide an update when new information is available.

Garage Sales – Homeowners Scott Swailes and Chris Meter attend the meeting and provided recommendations for a community garage sale. This item is tabled pending further review.

ADJOURNMENT:

There being no further items to discuss, the meeting was adjourned by Vice President A. O'Hare at 6:30 p.m.

ATTEST:

Jim Sanger, Secretary

DATE: March 16, 2006