

**West Irvine Maintenance Association
General Session Minutes
November 10, 2005
Congregation B’Nai Israel
2111 Bryan Avenue – Tustin, CA**

BOARD MEMBERS PRESENT:

**B. PICKERING
A. O’HARE
R. VOGEL
L. KOMONCHAK**

BOARD MEMBER ABSENT:

J. SANGER

MANAGEMENT REPRESENTATIVES:

**L. ABRAMS
S. HUSEBY**

CALL TO ORDER:

President B. Pickering called the general session meeting to order at 5:40 P.M.

Approval of General Session Minutes of September 15 and October 13, 2005 budget review meeting minutes - A motion was made and seconded to approve the general session meeting minutes of September 15 and the Budget review meeting minutes of October 13, 2005. Carried 4/0.

Treasurer’s Report – A motion was made and seconded to approve the un-audited financial reports for August and September 2005 as prepared by Crummack-Huseby, Inc. Carried 4/0.

Tree Trimming Proposal - A motion was made and seconded to approve the proposal from Park West Landscape in the amount of \$14,415.00 to trim 87 California pepper trees and 300 Carrotwood trees. Carried 4/0.

Meeting Calendar: A motion was made and seconded to approve the 2006 annual meetings as follows:
Board of Directors Meetings to be held at the B’Nai Temple. General Session to start at 5:30 and Executive Session at 6:30 p.m.:
January 19
March 16
May 18
July 20 – Annual Election
September 21
October 19 – Budget Review Meeting
November 16

Executive Session Only Meetings to be held at the offices of Crummack-Huseby Inc. at 5:30 p.m. February 23, April 20, June 15, August 17.

The motion carried 4/0.

Holiday Lighting Proposal: A motion was made and seconded to approve contracting with the Amazing Handyman at a cost NTE \$1500.00 for holiday lighting installation. Carried 4/0.

ITEMS COMPLETED/IN PROGRESS

Social Event – The Halloween party was held on October 30, 2005 and was a huge success.

Beautification Project - The beautification committee is requesting approval for the second phase landscape planting on Robinson. The Board instructed management to contact Park West and Beautification committee to provide a new quote for this area.

Pool Deterioration Status – In September 2005, Representatives from the Irvine Company and the Irvine Company’s Geotechnical Expert reviewed the deteriorating concrete edges around the spa and pools and the pool decking area and concluded that the deterioration is worse than seen at other area pools. On October 20, 2005, representative from the Irvine Company and the Pool Subcontractor, Del Mar Pacific reviewed the area. An analysis will be made by both companies. Management will provide further information as it becomes available.

Garage Sales – At the last meeting the Board briefly discussed ideas for Association Sponsored Garage Sales and tasked S. Swailes to discuss with other realtors as to sponsorships and ideas. The committee is reviewing ideas and will provide a draft for review by the Board at the January 2006 board meeting.

ADJOURNMENT:

The General Session was adjourned by B. Pickering at 6:30 p.m.

ATTEST:

Secretary

DATE: JANUARY 19, 2006