

**Rancho Viejo South Community Association
Board of Directors Meeting
April 19, 2005**

Minutes

Members present:

Jodi Delaney, Isaac Pino and Patrick Thomas

Others in Attendance:

Jennifer Key, Community Manager
Caroline Ladhani, Administrative Assistant
3 residents

Call to Order:

The meeting was called to order at approximately 9:00 a.m. in the Jemez Room at Santa Fe Community College.

Homeowner Requests:

- **MOTION:** Jodi Delaney motioned to deny a buyers' request for use of the RV lot. Isaac Pino seconded the motion. The motion passed with two votes affirmative, and one negative.
 - The Charter prohibits use of the lot by non-residents; and since these buyers have not yet closed on the home, they are not yet residents. The Board has denied previous requests for non-resident use of the lot. Bob and Cherie Sorenson, future home buyers of the lot at 401 Johnson Mesa Road, have requested use of the RV storage lot to store a Ford Ranger pickup truck while the home is under construction and they are out of town. The buyer expects to close on the home in July.
- Isaac Pino said that the developer will immediately install a sidewalk and re-seed a common area in front of the home of John and Angie Santiago at 2 Mosca Peak.
 - Resident John Santiago presented the Board with photographs of the area. Pino noted that the developer's previously unsuccessful methods to seed the plot of ground were not what the developer had intended.

Approval of minutes for January

- **MOTION:** Patrick Thomas motioned to accept the January minutes. Jodi Delaney seconded the motion. Motion passed unanimously.

Community Day Event

- June 25 is Rancho Viejo's Community Day event, to coincide with the new Active Park opening. More volunteers are needed, especially to work the day of the event. Coordinators for children's activities and field events are needed. Lighting rental and a security presence will probably be needed.
 - Making the event shorter, for example from 1-8 p.m., was suggested for several reasons: 1) the community may not be large enough to support a longer event, 2) ending at an earlier hour is better for families, and (3) ending earlier is better in light of noise issues. A steady clean-up crew working throughout the day may also be needed.

Reserve Study Proposals

- **MOTION:** Isaac Pino motioned that the Board defer action on selecting a vendor for a reserve study until the samples of each vendor's work are in hand. Jodi Delaney seconded the motion. Motion passed unanimously.
 - Three bid proposals for the South Association's reserve study have been received from vendors: 1) Hallquist Grieco, P.C., 2) Association Reserves, and 3) Reserve Data Analysis, Inc. Samples could be solicited by Friday, April 22, and delivered to the Board on Monday, April 25 for review.

Street Striping Bid

- A bid has been received from Advantage Asphalt & Seal Coating for 1) pavement markings to be placed on Richards Avenue, from the monument sign by Redondo Peak, to the north end of Avenida Del Sur, and 2) for crosswalk tape removal and new installation.
 - **Isaac Pino proposed no action by the Board on this issue**, and that the bid be forwarded to Developer. He indicated that this portion of Richards Avenue would not fall under the county's maintenance. In addition, the Developer has been utilizing the road for construction.

Sign and Bulletin Board Proposals

- **MOTION:** Patrick Thomas motioned that the Board approve sandwich boards for announcing special events. Motion died due to lack of second.
- **MOTION:** Isaac Pino motioned that neither bulletin boards nor sandwich boards be created to announce special events. The motion was seconded by Jodi Delaney. Motion passed unanimously.
 - The North Association Board had discussed placing bulletin boards and sandwich board signs around the community to announce official community-wide events. It was decided that sandwich boards and bulletin boards would not be aesthetically pleasing. Instead, professional signage may be purchased when necessary. The newsletter and the Web site are also venues for the announcement of special events.

Adoption of Amended Maintenance and Shared Cost Agreement for the Recreational Vehicle Lot

- **MOTION:** Jodi Delaney motioned that the Board adopt an amended policy resolution to share costs for the Recreational Vehicle Storage Lot that exceed the amount collected in user fees. Patrick Thomas seconded the motion. The motion passed unanimously.
 - The North Board has proposed splitting maintenance costs of the Recreational Vehicle Lot between the two Associations. The agreement stipulates that the North Association will collect user fees and be the caretaker of the lot in terms of repairs, maintenance and replacements (including removal of weeds, maintenance of locks and fences and occasional refurbishment of granite if necessary). **Any expenses of this nature that exceed the amount collected in user fees will be shared equally between the North and South Associations.**

Contracts for Web Site Maintenance and Solid Waste Removal

- **MOTION:** Patrick Thomas moved that the Board approve an agreement with AP² Creative Virtual Assistance, LLC, the creator and designer of the Web site, to perform future maintenance, additions and changes to the content of the South Association's new

site. Jodi Delaney seconded the motion. Motion passed unanimously. Isaac Pino signed the contract.

- **MOTION:** Jodi Delaney motioned that the Board accept a solid waste removal agreement with the company MCT. Patrick Thomas seconded the motion. Motion passed unanimously.
 - To ensure that solid waste removal services continue, the North Board had asked Community Manager Jenny Key to draft a binding agreement for ongoing services with the service provider MCT. Jenny Key determined that a similar agreement with the South Board would be necessary.

Trail Maintenance:

- The Board discussed bids from 1) Advantage Asphalt & Seal Coating LLC for asphalt repair on trails, and for Yucca removal on trails, and bids from 2) Rocketman Signs Inc. and 3) Zion Enterprise for repainting of trail signs and posts.
- **MOTION:** Patrick Thomas motioned to approve the bid from Zion Enterprise for trail sign and posts maintenance, and to solicit bids for slurry/fog seal for trails. Jodi Delaney seconded the motion. Motion passed unanimously

Recycling:

- A new recycling program is now in place for residents. The developer has re-opened and expanded its collection of recycled materials to include glass and plastic. More detailed labeling for the receptacles was suggested. A resident present at the meeting suggested researching whether there are companies that will pay the Association directly for recycled materials.

Communication Vehicle with the North Association

- Jenny Key proposed that a communications vehicle be established between the North and South Associations to ensure accurate transference of information between the two, given the close proximity of many homeowners.
- Isaac Pino said this should occur at the Board level.
- The Board members unanimously agreed that there be a joint board event a couple of times per year.

Dog-owner issues raised by resident

- A resident attending the meeting expressed several concerns related to dogs at Rancho Viejo, in particular: dog waste, the leash law, and possible leash-free zones.
 - Patrick Thomas proposed the Association conduct an experiment whereby if plastic bag receptacles were located on the trail for residents, would that help correct the proliferation of dog waste on the trail.
 - Jodi Delaney suggested that all these dog ownership issues be made an agenda item for the next Board meeting.

MOTION: Jodi Delaney motioned to adjourn the meeting to Executive Session. Patrick Thomas seconded the motion. Motion passed unanimously.

Meeting was adjourned at approximately 10:35 a.m.