

Rancho Viejo South Community Association
Board of Directors Meeting
January 18, 2005

Board Members Present:

Patrick Thomas, Isaac Pino and Jodi Delaney

Others in Attendance:

Jennifer Key, South Community Manager; 4 residents

Call to Order:

The meeting was called to order by Isaac Pino at 9:20am in the Sales Office at Rancho Viejo. The quorum requirement was met.

Approval of Minutes:

MOTION: Patrick Thomas motioned to accept the meeting minutes for August 24 and November 23. Jodi Delaney seconded the motion. Motion passed unanimously.

Homeowner Request:

MOTION: Patrick Thomas motioned to approve the variance request for Lot 260 in Windmill Ridge Unit II to allow aspens planted outside of the yard walls to remain. Jodi Delaney seconded the motion. Motion passed unanimously.

- Rationale for keeping aspens behind wall was to limit leaves from littering neighboring properties. In this case, it is not an issue.

2004 Audit:

MOTION: Jodi Delaney motioned to accept the bid provided by Zlotnik, Laws and Sandoval for the 2004 audit. Patrick Thomas seconded the motion. Motion passed unanimously.

Maintenance Contracts:

- High Desert has been contracting with the Association for street sweeping for past 4 years with no issues.
- Yuccas protruding through asphalt of trails is a major problem. Current methods used to remove them are not a permanent solution.
- Snow removal will only be performed on the major streets of the community.

MOTION: Patrick Thomas motioned to accept the bid for Trail Maintenance and Snow Removal submitted by Advantage Asphalt and the bid for Street Sweeping submitted by High Desert. Jodi Delaney seconded the motion. Motion passed unanimously.

Website:

- Table selection of website developer until resident who expressed interest can be contacted.

Access to Open Spaces:

- Continual problem with people access the open spaces through Redondo Peak cul-de-sac.
- A split rail fence was installed at the end of the cul-de-sac the week of January 17 but access through the arroyo behind the homes on Redondo Peak still possible.

MOTION: Patrick Thomas motioned to relocate the split rail fencing currently enclosing open space between Richards Avenue and Cumbres Pass at Mesa Pino to Richards Avenue at Redondo Peak to restrict access to the arroyo. Jodi Delaney seconded the motion. Motion passed unanimously.

Neighborhood Watch:

- Neighborhood Watch in Rancho Viejo has held its initial meeting with residents. Other communities in Santa Fe have had good success in controlling crime through this organization.

MOTION: Patrick Thomas motioned to adopt the same style of sign that the North Association will use and the purchase 20-9"x12" signs for the South Association to post. Jodi Delaney seconded the motion. Motion passed unanimously.

Insurance:

MOTION: Patrick Thomas motioned to accept the insurance policy bid submitted by the Mahoney Group. Jodi Delaney seconded the motion. Motion passed unanimously.

Homeowner Letter Regarding Enforcement of Covenants:

- The Board discussed the contents of the letter and made the following comments and directives:
 - A deadline will be established for the installation of an approved landscape screen for 6555 Richards.
 - Parking guidelines will be reviewed at the next Board meeting.
 - Animal Control should be contact with respect to animals roaming the neighborhood freely.
 - An extension of the 180-day requirement for landscape installation will be granted to the homeowner at 1 Latir Court until May 2005.

Adjourn:

MOTION: Patrick Thomas motioned to adjourn the meeting to at approximately 10:35am.

Minutes prepared and submitted by:
Jenny Key, Community Manager