

**Rancho Viejo South Community Association  
Annual Meeting of the Membership  
November 15, 2006 at 6:30 pm**

**MINUTES**

**Board Members present:**

President Patrick Thomas, Vice President Isaac Pino, Treasurer Dee Witherspoon and Secretary R. Thomas Berner

**Board Members absent:**

Director Bruce Thompson

**Others in Attendance:**

Stephanie Fee, CCMC Regional Vice President

Connie Donnell, Community Manager

LeAnne Rodriguez, Administrative Coordinator

Approximately 50+ Residents

**Call to Order:**

President Patrick Thomas called the meeting to order at 6:30 p.m. in the Jemez Rooms of Santa Fe Community College.

**1. Roll Call of Officers and Introductions**

- Patrick Thomas, Board president, introduced himself; Isaac Pino, Vice President; Dee Witherspoon, Treasurer; Thomas Berner, Secretary; Stephanie Fee, CCMC Regional Vice President; Connie Donnell, Community Manager and LeAnne Rodriguez, Administrative Coordinator. Proxies and attendance totaled 241, leaving 48 lots shy of a quorum of the members.

**2. Proof of Notice of Meeting**

- The Proof of Notice of Meeting will be available in the Association Office if anyone would like to review it.

**3. Approval of Minutes**

- **MOTION:** Dee Witherspoon motioned the approval of the 2005 South Annual meeting minutes, Isaac Pino seconded the motion.

**4. Report of Officers**

President Thomas notified the residents that there will be a Rancho Viejo South Resident elected to the board next year. He stated there will be no increase in HOA dues next year based on the current budget. Patrick reviewed the differences between the North and South Associations and stated that the developer is working on an over arching document that will encompass the shared amenities for the current and future associations.

**5. Managers Report**

Connie Donnell reported that the HOA office is now up and running in its new location in the Village Center. There is also a new full time Administrative Assistant, Leanne Rodriguez, on board. The South Homeowners Handbook is now available and the Association office is in the process of mailing to all the South Association Residents. The association web site has been updated with the By-Laws and CC&R's for residents to review.

## **6. New Business**

### **Appointment of Voting Delegates**

There is a need for several residents to volunteer as election delegates for each Windmill Ridge. We need three (3) from each Windmill Ridge. Please contact the association office for forms.

## **7. Questions and Answers from Residents**

Questions and discussion from Residents included:

- Route plans for the Rail Runner were discussed and its effect on the residents of Rancho Viejo. Residents were reminded that the community streets are owned by the association(s) except for Richards, Avenida del Sur and A-Van-Nu-Po.
- A request was made that construction vendors use the construction road and not residential streets.
- Recycling plans that are in place from a county station. A resident is starting a recycling program for interested residents.
- Using pecan shells in landscaping plans are adding to the pigeon problem around the Townhomes.
- Landscaping concerns were voiced about certain areas of HOA property.
- The trailhead located on Richards Avenue pass Avenida del Sur has a locked gate. It was noted this is a North Association concern.
- Speeding through the neighborhood is a continuing problem. Residents asked for a review of speed humps.

## **8. Adjourn**

- Vice President Pino motioned to adjourn the meeting at 8:10pm. President Thomas seconded the motion.

Signature: \_\_\_\_\_ Isaac Pino, Secretary \_\_\_\_\_ Date: November 27, 2007