

**Rancho Viejo South Community Association
Board of Directors Meeting
April 18, 2006**

Minutes

Members present:

Patrick Thomas, Isaac Pino, Irene Jacobs, Dee Witherspoon, Bruce Thompson

Members absent: None

Others in Attendance: 5 residents; Michelle Wallace, Community Manager; Caroline Crass, Administrative Assistant

Call to Order

Mr. Thomas called the meeting to order at approximately 9:00 a.m. in the Board Room at 55 Canada del Rancho. The quorum was met.

New Business

1. Approval of minutes for Regular Meeting and Executive Session held on January 17, 2006

- **MOTION:** Mr. Pino motioned to accept the minutes for both the regular meeting and the executive session on January 17. Ms. Witherspoon seconded the motion.
 - Discussion: Mr. Thompson requested that executive session minutes be recorded as open minutes, not closed.
- **AMENDMENT to Motion:** Mr. Pino amended his motion that the executive session minutes be open records and considered a supplement to the minutes of public meetings. **Motion passed unanimously.**

2. Acceptance of Financials

- **MOTION:** Mr. Pino motioned to accept the financials. Ms. Witherspoon seconded the motion. **Motion passed unanimously.**
 - Discussion: The figure for "Total Operating Cash" on page one is actually from the prior period. Management noted that under "Utilities" on page 3, the meter fee of \$886.74 will soon not appear monthly because the utilities company will be pulling the meters for potable water and no longer charge for them. Rancho Viejo is now using effluent water instead for irrigation. A re-installation fee for the potable meters is a county requirement.

3. Pigeon Mitigation

- **MOTION:** Mr. Thompson motioned that the Board proceed with developing a plan for addressing the pigeon issue that includes selective removal of pigeons, innovative deterrents, and human tolerance. Ms. Witherspoon seconded the motion. **Motion passed unanimously.**
- **MOTION:** Ms. Witherspoon motioned that the Homeowners Association either transfer ownership to individual townhome owners the solar-powered electric tracking currently installed; or, if individual homeowners do not want to maintain it, to have it removed, and that the Association not install any more such devices. Ms. Jacobs seconded the motion. **Motion passed unanimously.**

4. Shared Expenses with the Rancho Viejo North Community Association (RVNCA)

- **MOTION:** Ms. Witherspoon motioned that the Community Manager draft an agreement to share costs of the Active Park maintenance with the RVNCA, and to present it to the RVNCA Board, with

the option that, with approval of both boards, additions or amendments could be made in the future to include other areas of the community under shared costs. Ms. Jacobs seconded the motion.

- Discussion: Discussion took place about the need for an estimate of what the actual maintenance costs will be, before making a decision to share costs. The Community Manager will report back to the Board with an estimate at the June meeting. The Active Park is technically located in the North Association but is used by residents of both Associations.
- Ms. Witherspoon withdrew her motion. Ms. Jacobs seconded the withdrawal.

5. Pavement Replacement Costs due to apparent owner negligence

- Discussion: There was discussion regarding cracks related to gravel delivery for landscaping at a property on East Chili Line. Ownership of this common area pavement has not yet been turned over to the Homeowners Association and the repair will be absorbed by the developer.

Old Business:

1. Landscape Concern: Owner Ritchey v. Owner Guthrie

- **MOTION:** Mr. Pino motioned to allow the Burr Oak planted by the Ritcheys to remain because no violation has occurred. Ms. Witherspoon seconded the motion. **Motion passed unanimously.**
 - Discussion: The Board determined that a violation has not yet occurred. Planting of the species is not prohibited because the species is not on Rancho Viejo's restricted plant list. Also, the tree has not reached the height limit of 30 feet. Furthermore, expert sources provide conflicting opinions that the tree will grow taller than 30 feet in this climate.

2. Insurance: Discussion of Coverage on Townhomes

- The Association insures townhomes with condominium insurance, which provides for rebuilding the exterior structure in case of fire, etc. Homeowners should secure their own insurance, however, for all interior structures, such as cabinets and all belongings, which are not covered under the condo insurance. The Developer is in favor of the Association carrying condominium coverage to insure that the structure would be rebuilt. The Community Manager will send a letter to homeowners explaining what their level of coverage is with condo insurance.

3. Pet Concern - Update

- The pet concern discussed at the January meeting has not yet been rectified. However, the complainants ask for no action at this time. Association covenants dictate that the Board may require only that the parties attend mediation before going to a court of law.

The meeting was adjourned at approximately 11:00 a.m.

Approved:

Attest:

_____ Date _____

_____ Date _____