

**Rancho Viejo South Community Association  
Board of Directors Meeting  
July 24, 2007  
MINUTES**

**Members Present:**

Patrick Thomas, Isaac Pino, Jon Paul Romero and R. Thomas Berner

**Members Excused:**

Bruce Thompson

**Others in Attendance:**

Connie Donnell, Community Manager; LeAnne Rodriguez, Administrative Coordinator

**Residents in Attendance:**

Glen & Barbara Smerage, Hugh & Angela Schaefer, Virginia Eldridge, John Walker

**Call to Order:**

Director Thomas called the meeting to order at 9:10 a.m. in the Board Room at 55 Canada Del Rancho. The quorum was verified.

**Appoint R. Thomas Berner to Board Position Term**

- **MOTION:** Director Pino moved to continue the appointment of Director Berner as a homeowner representative on the Board. Director Romero seconded the motion.  
**Motion passed unanimously.**

**1. Approval of Minutes for Regular Meeting held May 22, 2007**

- **MOTION:** Director Romero moved to accept the minutes for the regular meeting held May 22, 2007. Director Pino seconded the motion.  
**Motion passed unanimously.**

**2. Financials**

- Discussion: Management presented to the June 2007 financials to the Board.

**Reserve Study**

- **MOTION:** Director Pino moved to accept Association Reserves proposal for an up dated Reserve Study and a full Townhome Reserve Study. Director Berner seconded the motion.  
**Motion passed unanimously.**
  - Discussion: Management stated that the South Association is on track with the 2005 Reserve Study, but should start putting more money away for the maintenance of the Townhomes.

**3. Committee Reports**

**Design Review Committee (DRC)**

**Request for Setback Variance**

- **MOTION:** Director Pino moved to allow the Rancho Viejo de Santa Fe staff to negotiate with the County to amend the open space boundaries. If the County approves this request, then the Board will proceed with the construction line adjustment. Director Berner seconded the motion.

**Motion passed unanimously.**

- Discussion: A homeowner has requested to build past the construction set back on his conservation lot. There is a requirement by Santa Fe County that Rancho Viejo must have 50% open space creating a construction site back areas on some lots. The large tract to the south of Richards Avenue along Windmill Ridge 1 was originally platted as developed land but has now become open space. The Developer would like to propose to the County to move the construction set back line along the conservation lots on East Chili Line Road 10 feet to the North. This will demonstrate to the County that the open space for Windmill Ridge is in excess of the 50% requirements. Mr. Pino requested that the Board allow time to make this proposal to the County.

**Variance for Portable Basketball Goal**

- **MOTION:** Director Berner moved to rescind the temporary variance that was given for the portable basketball goal. Director Pino seconded the motion.

**Motion passed unanimously.**

- Discussion: With feedback from homeowners the Board decided they may not grant variances that contradict the rules contained in any Association documents.

**Appoint DRC Member: Carol Thompson**

- **MOTION:** Director Romero moved to appoint Carol Thompson to the DRC. Director Berner seconded the motion.

**Motion passed unanimously.**

**4. Old Business**

**“For Sale/Rent Signs”**

- **MOTION:** Director Romero moved to approve the new policy with the removal of #13 prohibiting flyer boxes being removed along with levy fines. Director Berner seconded the motion.

**Motion passed unanimously**

- Discussion: Management handed out a revised policy.

**Transition Committee Update**

- Discussion: Management sent notice to the residents about the meeting scheduled for Monday, July 30, 2007 at 6:30pm. Stephanie Fee will be doing a power point presentation regarding the transition.

**Mailing/Email Blast Policy**

- **MOTION:** Director Berner moved to approve the policy. Director Pino seconded the motion.

**Motion passed unanimously.**

- Discussion: This is a policy that has already been adopted by the North Association. This will help the Association office decide if distribution is appropriate when an individual makes a request for mailing or email blast of there information. The Board asked that when a mailing list is given out that a \$25 fee be charged.

**5. New Business**

**Townhome Repair Report**

- Discussion: Inspections on all the townhomes have been completed except for the ones that are still under construction. Management is currently in the process of soliciting a company or individual that can make all the necessary repairs. There has only been one bid received from Honey Do Home Repairs at an hourly rate. The Board also suggested that Management speak to development construction and Advantage Asphalt to obtain bids.

**Trail Mowing Maintenance**

- Discussion: Management would like to have one mowing before the end of the year. The South consists of 3.5 miles of trails. Management requested that if bids are under \$1,000, management will contact. The Board requested that mowing be done at the end of September. Pricing is also being obtained for seal coating the trails.

**Play Equipment Inspection**

- Discussion: Mr. Resnicke, the Safety Chairman for the North Association has offered to do playground equipment inspections for a fee of \$250. The Board tabled this decision for the transition review.

**Protocol for Hearing Variance Requests**

- Discussion: Management will look further in to this issue and report back to the Board for further discussion.

**Home Occupancy/Dwelling Policy- Discussion**

- Discussion: Director Berner asked for the Board to review the issue of multiple individuals renting homes. He asked that the Board think about changing the CC&R's so that no owner may rent to more than three (3) unrelated persons. The members agreed that this is something that needs to be put before the association members at the annual meeting.

## 6. Homeowner Correspondences

### Wind Chimes

- Discussion: A wind chime issue was brought before the Homeowners Association. Management was instructed by the Board to send a nuisance letter to a homeowner regarding this issue.

The meeting was adjourned at 10:45 a.m.

Approved:

Date \_\_\_\_\_