

**Rancho Viejo South Community Association
Board of Directors Meeting
May 22, 2007**

Minutes

Members Present:

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

Others in Attendance:

Connie Donnell, Community Manager; LeAnne Rodriguez, Administrative Coordinator

Residents in Attendance:

Glen & Barbara Smerage, Trisha Maxon and Hugh Schaefer

Call to Order

Director Thomas called the meeting to order at 9:00 a.m. in the Board Room at 55 Canada Del Rancho. The quorum was verified.

1. Approval of Minutes for Regular Meeting held March 20, 2007

- **MOTION:** Director Romero motioned to accept the minutes for the regular meeting held March 20, 2007. Director Berner seconded the motion.

Motion passed unanimously

2. Financials

April 2007

- Discussion: The manager presented to the April 2007 financials to the Board.

3. Committee Reports

Design Review Committee (DRC)

- **MOTION:** Director Pino motioned to uphold the DRC denial of Mr. Smerage's modification request. Director Romero seconded the motion.

Motion passed unanimously.

- Discussion: Mr. Smerage presented his request for a variance to build past the construction set back line. The Board reviewed documents.

- **MOTION:** Director Thompson moved to allow Ms. Maxon to keep the basketball goal standing on a temporary basis provided that immediate neighbors and anyone who has previously complained are notified of this allowance. If there are subsequent complaints from any of them, the Board will re-examine this decision. Director Romero seconded the motion.

Motion passed unanimously.

- Discussion: Ms. Maxon presented her request for a variance allowing her leave up her portable basketball goal. The Board requested that all neighbors be alerted of the approved variance. If there are concerns from the neighbors the Board will revisit this request.

- **MOTION:** Director Berner motioned to accept Mr. Paul Keaton as a new member of the Design Review Committee. Director Pino seconded the motion.

Motion passed unanimously.

- **MOTION:** Director Berner motioned to accept Ms. Melissa Goodwin as a new member of the Communications Committee. Director Pino seconded the motion.

Motion passed unanimously

4. Old Business

Audit Update

- Discussion: The manager informed the Board that the CPA firm is currently performing the audit on the association. She expects that the audit will be completed by mid June.

“For Sale” Sign Policy

- **MOTION:** Director Romero motioned that all “For Sale” signage only within that property’s boundaries. Director Berner seconded the motion.

Motion passed unanimously.

- Discussion: The manager stated that there has been a problem recently with “For Sale” signs being placed on common areas. She has contacted the realtors to move the signs. Directional signs for “Open House” are allowed but must be moved by 6 p.m. of the same day.

New Board Members/ Transition

- Discussion: The Board will set up a separate meeting to discuss the transition. The meeting will be to discuss specific dates of control changes, the number of Board members and establish a Transition Committee.

5 New Business

Security Patrol

- Discussion: The Developer has a security company to patrol construction areas and the effluent plant. There is no money in the 2007 budget for a security company. Homeowners can individually contract the security company for “close patrols” options.

Community Day Planning

- Discussion: The Association office will do an email blast asking for volunteers to help coordinate Community Day.

Homeowner Requesting Mailing List

- **MOTION:** Director Pino motioned to deny a homeowners request for the South Association’s residential mailing list. Director Romero seconded the motion.

Motion passed unanimously.

- Discussion: The Board felt there are other opportunities to promote a business through purchasing an ad in the Community Newsletters.

The meeting was adjourned at 10:20 a.m.

Approved:

_____ Date _____