

**Rancho Viejo South Community Association
Board of Directors Meeting
55 Canada del Rancho, Board Room
Tuesday, March 25, 2008
MINUTES**

Members Present:

R. Thomas Berner, John Holt, Patrick Thomas and Isaac Pino

Members Absent:

Bruce Thompson

Others in Attendance:

Connie Donnell, Community Manager and Cheryl Busch, Administrative Coordinator

Residents in Attendance: Chuck & Joy Hansen, Kevin Gorges, Cherie Sorensen, Loren Testa and Rick Conner

Call to Order:

President Berner called the meeting to order at 6:00 p.m. Quorum was verified.

1. Approval of Minutes for Regular Meeting held February 26, 2008

- **MOTION:** Secretary Pino moved to accept the minutes for the regular meeting held February 26, 2008. Vice President Holt seconded the motion.
Motion passed unanimously.

2. Public Hour: President Berner addressed the residents in attendance that this was an opportunity for them to express concerns but noted that action would not be taken at this meeting.

-- At the Board's request, Ms. Sorensen provided her personal observations of water irrigation at the parks on Johnson Mesa. Management stated that testing of the effluent system would begin March 31 and the system becoming operational sometime by mid-April.

Management requested a copy of Ms. Sorenson's report. Ms. Sorensen will also provide the Board with the information regarding her research on pigeons provided by the New Mexico State University and Santa Fe County.

-- Ms. Sorenson asked the Board when reviewing increase of homeowner's dues to consider services provided to the HOA in maintaining the community and protecting property values in light of the current economic times people are facing. It appears to her there is excessive duplication in some of the services being provided. President Berner urged Ms. Sorensen to read the recently completed reserve study which addresses services and timelines of items that need to be replaced, e.g. maintenance of mailboxes, streets.

-- Mr. Georges expressed his concerns with Heads Up in what appears to be carelessness and lack of supervision of the maintenance workers. Management noted that she is provided a checklist of work performed. Director Thomas reviewed the formation of the Transition Committee and the duties of the committee responsible for the physical appearance of the South Association community property which involves but is not limited to landscaping and streets. Director Thomas encourages homeowners to send an email to Management whenever they see a problem with services such as irrigation. Vice President Holt noted that the North Homeowners Association has a new landscaping contractor which will now provide a comparison of the services currently being provided by Heads Up.

-- Mr. Hansen wanted to know the status of the trees marked with masking tape. Management explained these are marked for replacement if they do not bloom this year.

3. Financials:

- Discussion: Management reviewed February financials to the Board and noted the association was below budget by \$218.46.

4. Committee Reports:

DRC

- Discussion: Management noted one item not on the agenda had been denied: the request to install a chain link dog fence. After careful review the DRC requested some additional information on the installation of solar panels at 4 Victorio Peak. When this information is received, the request will be approved in accordance with state law.

Communications Committee

- Discussion: President Berner announced that the newsletter won an honorable place in the 2008 New Mexico Press Women Annual Communication Contest.

Finance Committee

- **MOTION**: Director Pino moved to approve the Rancho Viejo South Community Budget/Finance Committee Charter as amended. Vice President Holt seconded the motion. **Motion passed unanimously.**
- Discussion: Mr. Testa requested one change to the proposed charter regarding membership which Management already corrected.

5. Old Business

A. Collection Policy

- **MOTION**: Director Thomas moved to approve the new collection policy. Vice President Holt seconded. **Motion passed unanimously.**
- Discussion: Management provided a review of the new proposed collection policy. The new collection policy will take effect and be reflected in the July 1, 2008 invoices. The new policy will be posted on the website and be published in the upcoming newsletter. Director Pino wanted to know if the \$15.00 late penalty fee was punitive or the actual cost incurred by CCMC to generate a late penalty charge. Management stated that this cost is in the CCMC contract and supports the additional CCMC team members who work on the South account.

B. Pecan Shell Policy

- **MOTION**: Director Thomas moved to adopt the Pecan Shell Policy as drafted by the DRC. Vice President Holt seconded the motion. **Motion passed unanimously.**
- Discussion: The ban will not apply to yards that already have pecan shell ground cover, but owners will not be allowed to replenish existing beds.

C. Pigeon Issue: Options Review

- **MOTION**: Director Thomas suggests tabling discussion until completion of the town home roof inspection (on/about May 1). Vice President Holt seconded. **Motion passed unanimously.**
- Discussion: Management reviewed Ms. Sorensen's and Critter Control's research with the costs involved to prevent perching and nesting. In the meantime, President Berner will publish an article for the newsletter regarding feeding of pigeons. On behalf of the Board, Vice President Holt thanked Ms. Sorenson for her work.

6. New Business

A. Mailbox Parking Area on West Saddleback

- **MOTION:** Vice President Holt moved to accept paving the mailbox parking area on West Saddleback, to divide the cost with Suncor and to complete the project as soon as possible. Director Thomas seconded.

Motion passed unanimously.

- Discussion: As noted in the original plans this area is covered by gravel. Suncor suggested splitting the costs with the South Association. The bid from Advantage was \$5,254.37 with tax. Director Pino noted Advantage was noted for quality work and this cost was reasonable.

B. Play Ground Sand Replacement. Director Pino noted that the preferred method for measuring sand is by cubic yard. He suggested that depth and cubic yard needs to be specified in the proposal versus tonnage. Management will redo the bids. Director Thomas suggested once the new bids are received Management forward the proposals to the Board via email for a decision.

C. Pet Waste Stations Discussion. The Board is considering a trial run of pet waste stations versus manual clean up by a contractor. Director Pino voiced his concerns about the Association bearing the costs. Mr. Gorges volunteered to determine possible locations where receptacles should be placed, how many would be needed and provide his findings to the Board via email.

D. Renew Effluent Agreement. Director Pino stated that Ranchland Utilities has created an amendment to the current agreement to eliminate the requirement of renewing the effluent agreement every year. Director Pino said the price of \$1.00 per thousand gallons will not change.

7. Resident Correspondence. Management noted that the Transition Committee was just about complete with the inspection of Windmill Ridge II. Once all the reports are submitted Management will have another meeting to designate sections of Windmill Ridge III.

8. Any Other Business. Vice President Holt expressed his concerns with the erosion of sidewalks. Director Pino explained who is responsible for the repair and/or replacement process. If salt was the cause of the damage it is the HOA or homeowner responsibility. Management noted liability issues by not keeping sidewalks ice free. The Transition Committee has been marking damaged sidewalks.

Adjourn

President Berner adjourned the meeting at 7:10 p.m.

Approved: _____ Isaac Pino _____

Date: _____ April 22, 2008 _____