

**Rancho Viejo South Community Association
Board of Directors Meeting
55 Canada del Rancho, Board Room
Tuesday, May 27, 2008
MINUTES**

Members Present:

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

Others in Attendance:

Tony Ledvina, CCMC Western Division President; Stephanie Fee, CCMC Vice President;
Connie Donnell, Community Manager and Cheryl Busch, Administrative Coordinator

Residents in Attendance: Paul Cooper, Rick Conner and Loren Testa

Call to Order:

President Berner called the meeting to order at 6:05 p.m. Quorum was verified.

1. Approval of Minutes for Regular Meeting held April 22, 2008

- **MOTION:** Director Thomas moved to accept the minutes for the regular meeting held April 22, 2008. Director Pino seconded the motion.

Motion passed unanimously.

2. Public Hour: President Berner addressed the residents in attendance noting that this was an opportunity for them to express concerns but no action would be taken at this meeting.

-- Mr. Cooper discussed landscaping concerns on East Chili Line. He presented a letter to the Board which addressed his observations regarding the scarcity of landscaping. He would like East Chili Line to look like an aesthetically unified street with the planting of shrubs. Director Pino explained water restrictions is evident when the developer went from trees and shrubs to trees only. Irrigation is lacking in some areas and seeding needs to be redone. The developer is obligated to provide landscaping according to the original plans. As the developer Director Pino feels the Board of Directors can decide whether or not to augment current treescape with shrubs. Director Thompson wanted to know how the current system can be extended to support more shrubs. He is concerned about sufficient infrastructure to support this endeavor, what kind of landscaping would be planted, i.e., xeric plants which provide some green and flowers and who will bear the costs. President Berner directed Management to provide a timeline with projected costs of mimicking the landscape on North Association's area of Chili Line.

3. Financials: 2008 April

- Discussion: Management reviewed April financials to the Board.

4. Committee Reports:

DRC

- Discussion: Director Thompson wanted to know the background on 55-002-0296 request to raise and extend front wall to the edge of the sidewalk. Management explained the DRC was concerned with 5 foot setback, PUE and esthetic issues created by doing so. DRC subsequently approved the homeowners request with no grandfather clause stating should other homeowners request a similar request it would be taken under consideration.
- Discussion: Director Thomas wanted to know why the coyote fence for 55-0004-0559 was approved. Management explained the fence was for the homeowner's vegetable garden in an effort to keep out rabbits. Fence would be 18" tall and is not visible to the public.

- Discussion: Director Thomas wanted to know the details of 55-0002-0219 request to raise wall with coyote fencing. Management explained the wall would be similar to another house previously approved in 2003. DRC needed measurements which the homeowner had not provided with original request.

Communications Committee

- Discussion: President Berner noted the South Association made a profit with the publication of the June newsletter

Finance Committee. Nothing to report.

5. Old Business

A. Trash Collection Contract Review

- **MOTION**: Vice President Holt moved to approve the new Trash Collection Contract. Director Thompson seconded the motion.

Motion passed unanimously.

- Discussion: Management said it is a two year contract and the price will remain the same at \$15.00 per resident per month. Director Thompson noted a change to item III.B to specify which Wednesday of the month is designated for large item removal.

B. Update on Townhome Roof Repairs

- Discussion: Management provided Board with a summary of the obstacles she encountered in obtaining bids for foam roof coatings. For example, companies not wishing to provide bids, companies not returning her phone call and not wanting to warranty the work due to prior installation. To date only one company provided a bid for patch and repair. Mountain States (original roof installer) has been contacted for a bid as well as two other companies. The Board asked Management to continue research on bids and the alleged warranty provided by Mountain States. CCMC Management noted the Inspection Report for the townhomes on Emory Pass and Saddleback Mesa has been completed and she expected to receive the entire report by the end of the week.

C. Pigeon Issues

- **MOTION**: Director Thomas moved to authorize CCMC to spend \$1200 on pigeon removal with the contractor to remove as many pigeons as possible for that amount. Director Pino seconded the motion.

Motion passed unanimously.

6. New Business

A. Deed Violation Fine Policy Discussion. Management provided a Deed Violation Policy for the Board’s review. Ms. Fee provided an overview of policy which included the requested language regarding “self help” or “corrective action.” President Berner asked Management to have the lawyers review the policy with particular emphasis on Item 5.

B. Play Equipment Inspections (Final 2 Areas).

- **MOTION**: Director Pino moved to take Alan D. Resnicke’s report under advisement. Director Thomas seconded the motion. Tabled.

Motion passed unanimously.

- Discussion. Management reported that the audit was not a regulatory standard, but suggested guideline written by the Consumer Product Safety Commission.

C. Townhome Meeting Discussion/Agenda. Management, in discussion with Vice President Holt, will conduct this meeting, to be held on June 17 AT Santa Fe Community College. The meeting will provide townhome owners with information on both the association and owners responsibilities for their townhomes. Vice President Holt asked Management to be well prepared and up to date on all issues related to the townhomes.

7. Resident Correspondence.

- Director Thompson asked about the Lochinvar Mini-Fin Boiler correspondence. Management said this was not an HOA issue.
- Management will inform homeowner concerned about pigeons regarding Board's approval to have pigeons removed.

8. Any Other Business.

- Director Holt referred to the June newsletter use of the Plaza in the Village.
- Director Holt announced that several homeowners have expressed an interest in having a dog park created.
- Management said that the new dog dispensers have been installed. President Berner said several homeowners have expressed their appreciation.
- Vice President Holt wanted to know how the landscaping issues were coming along. Management said there were a lot of line breaks most likely caused by the cold winter. Connie also indicated that she was meeting with Heads Up weekly and is not seeing a lot of progress but will continue to follow up.

Adjourn

President Berner adjourned the meeting at 7:25 p.m.

Approved:

Date:

Patrick Thomas, Vice President

June 24, 2008
