

Rancho Vista Homeowners Association
Board of Directors Meeting
Bales Elementary School Library
June 26, 2007 at 7:00 p.m.

MINUTES

I. Call to Order

Sean called the meeting to order at 7:04 pm

II. Roll Call

Representing the Board was President Sean Thompson, Secretary Dave Detloff, Director Michelle Thompson. Treasurer Pamela Torres arrived late. Vice President Andrea McCracken was absent

Representing AAM was Community Manager Brad Christmas, Regional Director of West Valley Operations Kathy Johnson and Recording Secretary Alison Means.

Sergeant Porter from the Buckeye Police was also in attendance.

III. Orders of Day / Agenda Adds

There were no agenda adds

IV. Approval of the May Meeting Minutes

The Board reviewed the May 29, 2007 meeting minutes. Dave moved to approve the May 29, 2007 minutes. Pamela seconded the motion. All in favor, the motion passed unanimously.

V. Approval of the May 2007 Financials

The Board reviewed the May 2007 Financials. Pamela moved to accept the May 2007 financials as presented. Dave seconded the motion. All in favor, the May 2007 financials were approved unanimously. Robin will investigate the cost of sprinkler repair with the landscape company.

VI. Management Report

Brad presented the management report.

VII. Committee Reports

A. Architectural Committee

The committee is just getting started. They will review their first submittals during the next month. Pamela moved that Angela Bunch (24848 W Pueblo) be appointed to the Architectural Committee with George Adair (lot 346) and Georgiana Rodriguez (lot 205) Deeandra Willard (lot 206) as alternates. Dave seconded the motion. All in favor, the motion passed unanimously.

This ends

B. Communications Committee

Louie Estrella said they were in the process of starting a newsletter. Georgiana Rodriguez and Marylou Lopez (lot 271) volunteered to be on the communications committee. Dave moved to accept their application. Sean seconded the motion. All in favor, the motion passed unanimously.

C. Community Involvement Committee

Sergeant Porter discussed what it takes to start a Block Watch program. The Board continues to look for homeowners who are interested in helping with this committee. The committee will look into scheduling a social event. Michelle moved to accept Marylou Lopez (lot 271), Terry Coxson (263), Phyllis Coxson (263) Troy Lapeyrollerie (lot), Yolanda Lapeyrollerie (lot 260) and Deeandra Willard (lot 206) on the Community Involvement Committee. Dave seconded the motion. All in favor, the motion passed unanimously.

VIII. Old Business

A. Trash Cans

The Board discussed the bids from GB Maintenance and Miracle Maintenance for installation of several cement trash cans, two for the large park and one for the small park.

Michelle moved to see if Montalbano homes will pay for the cement trash cans and a cover for the tot lot Pamela seconded the motion. All in favor, the motion passed unanimously.

B. Basketball Net Replacement

Dave moved to accept the bid from Total Property Maintenance for \$145 to purchase and install the chains for the basketball nets. Pamela seconded the motion. All in favor, the motion passed unanimously.

IX. New Business

A. Speed Humps

The city said it was not going to happen because it makes it difficult for emergency vehicles to get through. Sean requested the contact information from Brad, to see if he could pursue it on his own.

B. Landscape Contract

The Board reviewed the landscape bids from Carescape, Agave and Eclipse Landscaping. The Board tabled the discussion until they have more bids.

C. CD Rates

The Board reviewed the rates for CDs for a portion of the reserve funds. Sean will research the idea of an interest bearing savings accounts. The Board will revisit this topics when they have more information.

X. Open Forum


- What can be done about changing the watering scheduling to more appropriate times?
 - Brad will address this with the landscaper.
- Why are inspections being done on Thursdays/Friday instead of earlier in the week?
 - Managers are not allowed to inspect after noon on Thursday. It was unusual for this to happen on a Thursday.
- What is the height limit on grass?
 - There is not a specific limit. It is at the discretion of the manager.
- Is AAM being paid per fine?
 - No, it is a flat fee. More violations mean more work for AAM's office.
- Can Montalbano pay for the installation of the trash cans and tot lot covers?
 - The Board will approach them about this.
- Would it be possible to get children at play signs as well as get some speed limit signs posted?
 - Brad will look into this with the city of Buckeye.
- 249th and Rosita Avenue does not need a stop sign, but it has one.
 - This is a city issue. When the board is addressing other signs with them, they will discuss this one.
- Why would I get a violations letter when I don't have any?
 - There is always a possibility that there was a typo. If you have any questions about your violation, please call Brad to discuss the issue. If it is possible to clarify the location of the weeds, AAM usually will include that information.
- Are the cameras by the new development area in operation?
 - The cameras are motion sensitive. The cameras will only hold so much data, so you can approach them for the data if you think they have recorded information
- Is there a new process for getting the mailbox key?
 - No, it is the responsibility of the post office to make sure you get a new key if the previous owners did not hand over those keys.
- There was an incident at the park on Sunday evening that is willing to come forward to help press charges?
 - No one present saw the incident.
- What is the shed rule?

- According to your CCRs/Design Guidelines sheds may be installed provided they are below the fence line. Anything over the fence line, must be approved. Anyone with a complaint can fill out a form on AAm's website.
- What is considered a prohibited vehicle?
 - Commercial and Recreational vehicle are prohibited within the community.
- Has anyone seen my two shitzu?
 - George has them in his laundry room.

XI. Adjournment

Dave moved to adjourn the meeting. Pam seconded the motion All in favor, the meeting adjourned at 9:03 p.m.

Respectfully Submitted by,



Alison Means, Recording Secretary
For the Board of Directors for
Rancho Vista Homeowners Association