

Rancho Vista Homeowners Association
Board of Directors Meeting
Jasinski Elementary School
Tuesday, July 22, 2008

- Call To Order
 - Sean Thompson called the meeting to order at 19:15
- Roll Call
 - Board members present were President Sean Thompson, Vice President Dave Detloff, Secretary Charlie McCracken, Treasurer Chip Wodrich, Member at Large Michelle Thompson and Community Manager from Rossmar & Graham Roger Hartzog. Also from Rossmar & Graham, Marc Sirota.
- Meeting minutes to be taken by Secretary, Charlie McCracken
- Elaine May, Vice Mayor of The Town of Buckeye, attending the meeting as an observer and to drop off documentation about projects and statistics for the town.
- June 2008 financial statements accepted. Motion by Chip Wodrich to accept. Motion seconded by Charlie McCracken. All in favor, the vote is unanimous.
- Committee reports
 - Architectural Review Committee (Design Guidelines Review Committee)
 - Rejected one submission by fact it did not need to be submitted.
 - Another submission that didn't receive enough approvals or rejections.
 - Submissions approved by default.
 - Communications committee
 - Andrea McCracken will remain chair person of the committee
 - Community website updated with current community information and board meeting details.
 - Community Involvement Committee
 - Another neighborhood block watch created
 - 3 total committees now
 - Combined some of the colored areas within the neighborhood watch map.
 - Added neighborhood watch signs to
- Management Report
 - Financials
 - Surplus for month of June
 - Unexpected surplus for the month of June due to assessment payments.
 - Old Business
 - Graffiti on north wall by canal was noticed by Roger Hartzog. Will be looked into on what it will take to have painted over.
 - Basketball/Tot Lot Lighting System
 - Sean Thompson requested Roger Hartzog to look into a motion sensor with photo sensor
 - Vice Mayor indicated town has a 10PM curfew and any activities past the curfew should have a call into the police to checkout.
 - Will look into adding double heads onto other side of street lights next to park and tot lot.
 - \$9728.95 is the budget for the lighting systems and will come from the reserves.
 - Sean Thompson will have approval of lighting system within the allotted budget.
 - Homeowners present did not object to light placement
 - Tot Lot Cover
 - Michelle Thompson presented results of research on pricing to get covers done, rules and regulations

- Board agreed on a dimension of the structure to approximate size of 30'x30'
- Michelle Thompson will follow up with additional quotes at next meeting.
- Dave Detloff motions to set a budget limit of \$12000.00 for the tot lot cover and give approval authority to Michelle Thompson and the budget coming from reserves.
 - Chip Wodrich seconds the motion
 - All in favor, the vote is unanimous
- Amended motion by Michelle Thompson to have basketball court/tot lot lighting systems money to come from reserve.
 - Dave Detloff seconds the motion
 - All in favor, the vote is unanimous
- No Trespassing Signs
 - 6 sign placement motion placed by Dave Detloff to accept estimate by Signs by Tomorrow for \$859.10 and for Charlie McCracken to have approval within the budget.
 - Price includes tax, installation, and materials.
 - Budget of \$859.10 to come from operating costs
 - Seconded by Michelle Thompson
 - All in favor, the vote is unanimous
- Water Fountains in common areas
 - Discussion with Sean Thompson and Roger Hartzog and Marc Sirota about using fountains from another neighborhood that are not being used. All three will look into having a fountain at the main park and tot lot.
- Water spigot key needs to be acquired from Eclipse Landscaping by Roger Hartzog.
- Basketball net replacement schedule
 - Board requests these be put into the maintenance schedule.
 - Net's will be replaced as needed
- Quarterly HOA fees to be moved to a monthly payment schedule
 - Overhead costs are too much.
- Monthly HOA Board meetings
 - Dave Detloff motions to have next meeting 4th Tuesday of August (08.26.08) at 19:00 pending approval by Jasinski Elementary
 - Motion seconded by Michelle Thompson
 - All in favor, the vote is unanimous
 - Roger will notify home owners of new meeting via August HOA fees billing statement
- Committee chairs
 - Next billing statement will have a request for more committee members for all committee members
 - Communication committee chair
 - Motion of Oversight Director to be Charlie McCracken by Michelle Thompson
 - Motion Seconded by Chip Wodrich
 - All in favor, the vote is unanimous
 - Chair person will remain to be Andrea McCracken
 - Design Guidelines Review Committee Chair
 - Sean motions for chair to be Chip Wodrich; amend current process of design guidelines review to allow Rossmar & Graham to reject submissions for general items missing from submissions. Recommendations for approval of submissions to design review committee will be submitted to Design Guidelines

Review Committee. If further action needed, Rossmar & Graham will forward submissions to Design Guidelines review Committee for final approval of submissions

- Motion seconded by Dave Detloff
- All in favor, the vote is unanimous
- Michelle Thompson will remain as chair Community Committee
- Sean Thompson motions that if a board member is a committee chair, they supersede any other director on that committee with dates and budget for that event or activity.
 - Seconded by Chip Wodrich
 - All in favor, the vote is unanimous
- Michelle Thompson motions to end meeting at 21:12
 - Seconded by Dave Detloff
 - All in favor, the vote is unanimous

Executive meeting

- Sean Thompson calls to order at 21:16
- Roll Call
 - Board members present were President Sean Thompson, Vice President Dave Detloff, Secretary Charlie McCracken, Treasurer Chip Wodrich, Member at Large Michelle Thompson and Community Manager from Rossmar & Graham Roger Hartzog. Also from Rossmar & Graham, Marc Sirota.
- Matter 13
 - Charlie McCracken motions to write off \$697.50 of lot 56 from previous owner Molina
 - Dave Detloff seconds
 - All in favor, the vote is unanimous
- April 22nd Emergency Executive Session
 - Dave Detloff motions to accept minutes indicating the non renewal of contract with community management company AAM and to hire Rossmar and Graham.
 - Michelle Thompson seconds
 - All in favor, the vote is unanimous
- Discussed looking for a minutes taker
 - Roger Hartzog will look for an alternate
- Dave Detloff calls meeting to be adjourned @ 21:38
 - Chip Wodrich seconds
 - All in favor, the vote is unanimous