

RANCHO VISTA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Bales Elementary School Library
July 24th, 2007
7:00pm

MINUTES

I. CALL TO ORDER

Sean called the meeting to order at 7:06 p.m.

II. ROLL CALL

Board members present were President Sean Thompson, Vice President Andrea McCracken, Secretary Dave Detloff, Treasurer Pamela Torres and Director Michelle Thompson.

Representing AAM, LLC was Regional Manager Kathy Johnson, Community Manager Brad Christmas and Recording Secretary Alison Means.

III. ORDERS OF THE DAY/AGENDA ADDS

Kathy added future meeting dates to the agenda.

IV. OPEN FORUM / COMMENTS FROM RESIDENTS

Q. Is it possible to enlarge the current play area?

A. That would be an extra cost that is not in the budget at this time. The Board would have to look at other funding options such as saving up for it in the reserves or passing a special assessment. Brad will look into the costs and payment options.

Q. Would it be possible to add ramadas and picnic tables to the park?

A. The Board presented this request to Montalbano homes, who denied the request.

Q. Is there an RV parking area for visiting family?

A. No, there is no such are in Rancho Vista.

Q. Can I leave my RV out if I am preparing it for a trip?

A. For purposes of loading and unloading, it is fine to have it out. Contact AAM, to give them a heads up, so you don't receive any fines.

V. APPROVAL OF JUNE 2007 MEETING MINUTES

The Board reviewed the June 2007 minutes. Dave moved to approve the June 2007 minutes as written. Andrea seconded the motion. All in favor, the minutes were approved unanimously.

VI. APPROVAL OF JUNE 2007 FINANCIALS

The Board reviewed the June 2007 financials. Pamela moved to approve the June 2007 financials. Andrea seconded the motion. All in favor, the June 2007 financials were approved unanimously.

VII. MANAGEMENT REPORT

Brad presented the management report.

VIII. COMMITTEE REPORTS

a. Architectural

The Architectural Committee has had problems communicating with AAM in regards to indicating decisions. The Committee will set up a night to meet at least once per month.

b. Communications

The Communications Committee completed the newsletter and is awaiting final review to print and send.

c. Community Involvement

The Community Involvement Committee met July 5th. They have planned the next neighborhood watch meeting for Monday, August 20th in the multipurpose room in Jasinski School. Sergeant

William Porter will be the guest speaker at that meeting. Each block will need a block captain to be able to participate in the block watch program. They need volunteers to drop off flyers about the event.

IX. OLD BUSINESS

a. Trash Cans

Montalbano homes denied the association's request for additional trashcans. The Board reviewed the bids secured by AAM for trash cans and installation. Michelle moved to accept the bid from GB Contracting for two trash cans, one at either park, with the exact location to be determined by the architectural committee, at a cost of \$400 each. Dave seconded the motion. All in favor, the motion carried unanimously.

b. Landscape Contract

The Board reviewed the bids for the landscape maintenance contract. Andrea moved to accept the bid from Eclipse to replace Legends Landscaping as the landscape maintenance company effective immediately. Pamela seconded the motion. All in favor, the motion passed unanimously.

X. NEW BUSINESS

a. Committee Budgets

The Board requested the committees to give them an estimate for their needs for the remainder of the 2007 fiscal year.

- Andrea moved to authorize \$200.00 for the Communications Committee to print the first newsletter and block watch flyer. Michelle seconded the motion. All in favor, the motion passed unanimously.
- Andrea moved to authorize \$1000.00 for the Community Involvement Committee for remainder of 2007. Andrea seconded the motion. All in favor, the motion passed unanimously.

b. Neighborhood Email Roster

The Community Involvement Committee wanted to start an email list for communication to replace the need for flyers. The Communications Committee discussed how this would work well with the website they want to set up. Andrea moved to use the allocated funds to set up a website and email address. Pamela seconded the motion. All in favor, the motion passed unanimously.

c. Water Valve At Main Park

The Board discussed the possibility of installing a water valve at the main park. The Board requested that Brad secure a bid from Eclipse.

d. Future Meeting Dates

The future meetings will be at Jasinski if possible. The next meeting will be the 4th Tuesday in August. Michelle moved to have Mary Lou secure Jasinski as the meeting location for the 4th Tuesday of the month for the remainder of 2007 with notice posted in the newsletter. Dave seconded the motion. All in favor, the motion passed unanimously. The Board asked Brad to secure bids for sandwich board to be used for meeting announcement.

XI. ADJOURNMENT OF PUBLIC MEETING

Dave moved to adjourn the meeting. Pamela seconded the motion. All in favor, the meeting adjourned at 8:23 p.m.

Respectfully Submitted by



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