

Rancho Vista Homeowners Association
Board of Directors Meeting
Jasinski Elementary School
August 28, 2007 at 7:00 p.m.
Public Session

Minutes

I. Call to Order/Roll Call

Sean Thompson called the meeting to order at 7:03 p.m.

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.

II. Eclipse Landscape – Mario Moreno

Mario Moreno from Eclipse Landscape asked the board to select service days for the community. The community is divided into four sections, addressing each section on a rotating basis. Eclipse will be on the property on Wednesdays.

III. Orders of the Day / Agenda Adds

There were no agenda adds.

IV. Open Forum / Comments from Residents

Q. Can the sprinklers run at times that residents do not want to use the park?

A. Eclipse will run the sprinklers during late night/early morning hours.

V. Approval of July 2007 Meeting Minutes

The Board reviewed the July 24, 2007 meeting minutes. Dave Detloff moved to approve the July 24, 2007 minutes. Michelle Thompson seconded the motion. All in favor, the motion passed unanimously.

VI. Approval of July 2007 Financials

The Board reviewed the July 2007 financials. Pam Torres moved to approve the July 2007 financials. Andrea McCracken seconded the motion. All in favor, the motion passed unanimously.

VII. Management Report

Brad presented the management report.

VIII. Committee Reports

A. Architectural Committee

The architectural committee had nothing new to report.

B. Communications Committee

The communications committee updated the website. The website is www.RanchoVistaCommunity.com. Michelle Thompson moved to add Charlie McCracken to the Communications Committee. Andrea McCracken seconded the motion. All in favor, the motion passed unanimously.

C. Community Involvement

The Community Involvement had a welcome snack time for the teachers at Jasinski Elementary on the first day of school. They had a block watch meeting on August 20th. They are looking into having a Halloween party.

Michelle Thompson moved to add Zoila Schank to Community Involvement Committee. Andrea McCracken seconded the motion. All in favor, the motion passed unanimously.

IX. Old Business

A. Water Valve at Main Park

The Board asked Brad will get a bid from Eclipse for a water valve at the main park. Pamela Torres moved to approve a maximum of \$200 for the water valve purchase and installation, if the amount is greater than that it will be brought back to the board. Andrea McCracken seconded the motion.

B. "A" Frame Sign Pricing

The Board discussed the prices of the A frame signs for community event announcements. Michelle Thompson moved to have Sean Thompson and DJ Hansen create two signs and submit receipts. Dave Detloff seconded the motion. All in favor, the motion passed unanimously.

C. Community Trash Can Locations

Pamela presented the locations as selected by the Architectural Committee. Location number one is five feet behind benches near basketball court in the rock area. Location number two is fifteen feet from bench, two feet from side walk on north side of benches.

D. Street Sign Update

Brad relayed information from the Town of Buckeye regarding the street signs. If the Association wants the 4-way stop signs from the neighboring community, they would need to petition the city. The city would then discuss this with the developer as part of the final acceptance of the public areas of the community. Michelle asked if the community could be petitioned regarding the desire for speed humps.

X. New Business

A. Design Guideline Update

The Architectural Committee suggested that the following items be permitted without needing architectural approval: Arizona Rooms with professional information, Screen Doors with explicit stipulations, and a list of pre-approved plants and trees. The Board discussed the potential changes to the design guidelines. Brad will ask the developer for list of plants the builders permitted. The Board will discuss this at a later date once Brad has been able research them items presented. Michelle moved to table the discussion until the next meeting. Dave seconded the motion. All in favor, the motion passed unanimously.

B. Website Privacy Policy

The Board discussed the necessary for a privacy policy for the website. Michelle moved to have Andrea draft a policy and send it to the board for approval. Pamela seconded the motion. All in favor, the motion passed unanimously.

C. Website Concern Form – To Whom Is It Sent?

Pam Torres moved the all board members and Brad receive the website concern form. Andrea seconded the motion. All in favor, the motion passed unanimously.

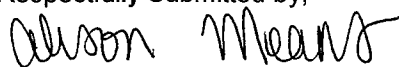
D. Newsletter Advertising

The Board discussed advertising opportunities via the website and newsletter. Dave moved to allow a classified section on the website that is free to residents; all ads are subject to review and approval of the communications committee. Andrea McCracken seconded the motion. All in favor, the motion passed unanimously.

XI. Adjournment

Michelle Thompson moved to adjourn the meeting. Dave Detloff seconded the motion. All in favor, the meeting adjourned at 8:38 p.m.

Respectfully Submitted by,



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