

RANCHO VISTA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Jasinski Elementary School
September 25, 2007
7:00pm
PUBLIC SESSION

MINUTES

1. CALL TO ORDER

Sean Thompson called the meeting to order at 7:00 p.m.

2. ROLL CALL

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

Community Manager Brad Christmas represented AAM, LLC. Alison Means was the official Recording Secretary.

3. ORDERS OF THE DAY / AGENDA ADDS

There were no addition items to add to the agenda.

4. OPEN FORUM / COMMENTS FROM RESIDENTS

- Can the meeting signs be put out the day before?
- What can be done about violations on houses that are not paying their mortgage?
- Can speed bumps be installed?
- Can lights be added to the park areas?

5. APPROVAL OF AUGUST 2007 MEETING MINUTES

The Board reviewed the August 2007 meeting minutes. Dave Detloff moved to accept the August 2007 minutes as presented. Andrea McCracken seconded the motion. All in favor, the minutes were approved unanimously.

6. APPROVAL OF AUGUST 2007 FINANCIALS

The Board reviewed the August 2007 Financials. Pamela Torres moved to accept the August 2007 financials. Andrea McCracken seconded the motion. All in favor, the

7. MANAGEMENT REPORT

Brad Christmas presented the management report.

8. COMMITTEE REPORTS

A. Architectural

The Architectural committee has been unable to meet. Pamela Torres moved to add Charlie McCracken to the architectural committee as an alternate member. Dave Detloff seconded the motion. All in favor, Charlie McCracken was added as an alternate member of the architectural committee.

B. Communications

Andrea has updated the website forms, event calendar, added documents and a privacy policy. The Committee is working to get children at play and speed signs for the community.

C. Community Involvement

The committee is planning a community garage sale for October 27th and a fall festival for November 10th. They need volunteers to help with the festival.

10. OLD BUSINESS

A. Water Valve at Main Park

The Board is waiting for a bid.

B. Street Sign Update

The Communications Committee is addressing this with the Town of Buckeye

C. Recommended Plant List

The Board is waiting for the information from Montalbano Homes.

D. Design Guideline Update

The Board is waiting for the recommended plant list.

11. NEW BUSINESS

A. Fine & Collection Policy Amendment

The Board discussed proposed changes to the fine and collection policy. Pamela Torres moved to change the time frame between violation notices to be 21 days and to make the time frame for the appeal to be 21 days. Andrea McCracken seconded the motion. All in favor, the motion passed unanimously.

B. Increased Community Involvement Budget

The Board discussed increasing the community involvement budget. Michelle Thompson moved to increase the Community Involvement Committee budget to \$3500.00 starting with the 2008 fiscal year. Andrea McCracken seconded the motion. All in favor, the motion passed unanimously. Pamela moved to increase the 2007 budget for community involvement committee to a total of \$1500.00. Michelle Thompson seconded the motion. All in favor, the motion passed unanimously.

C. Park Benches in Poor Condition

Brad contacted Modern Painting to remove the graffiti.

D. Rusting Railings Around Drainage Area

Brad is contacting the Town of Buckeye regarding the rusting railings.

E. Park Projects

Brad will get some bids for park lighting for both solar and electric and installing a water fountain to get a feel for the scope of the project.

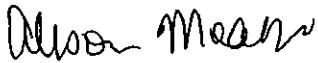
F. Event in Park

The Board discussed having outside businesses use the park. The Board tabled the discussion pending more information.

12. ADJOURNMENT OF PUBLIC MEETING

There being no further business, Dave Detloff moved to adjourn the meeting. Pamela Torres seconded the motion. All in favor, the meeting adjourned at 8:15 p.m.

Respectfully Submitted by,



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