

**RANCHO VISTA HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING**

Jasinski Elementary School

October 23<sup>rd</sup>, 2007

**7:00pm**

**PUBLIC SESSION**

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**MINUTES**

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**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**

Michelle added the letter from the developer.

**4. OPEN FORUM / COMMENTS FROM RESIDENTS**

- It doesn't look like the landscaper is maintaining the entrance monument by the school.
- There are a number of advertisements at the mailboxes.
- What is the status of installing speed bumps or signs in the community?
- Can lights be installed in the park?
- Can larger playground equipment be installed?
- Can I place children at play signs in the street?
- Is having an alarm system okay?

**5. APPROVAL OF SEPTEMBER 2007 MEETING MINUTES**

The board reviewed the minutes from September 2007 regular meeting. Pamela Torres moved to accept the minutes as presented. Andrea McCracken seconded the motion. All in favor, the motion passed unanimously.

**6. APPROVAL OF SEPTEMBER 2007 FINANCIALS**

The board reviewed the September 2007 financials. Pamela Torres moved to accept the financials as presented. Andrea McCracken seconded the motion. All in favor, the motion passed unanimously.

**7. MANAGEMENT REPORT**

Brad Christmas presented the management report.

**8. COMMITTEE REPORTS**

**A. Architectural**

The Architectural Committee is working on how they want to process submittals. One submittal was sent back for further clarification.

**B. Communications**

The Communications Committee finalized the flyers for the fall event, advertised for Craig's list, contacted Code Enforcement regarding home for sale, gathered info about a possible water park, updated website, started the next newsletter.

**C. Community Involvement**

The Community Involvement Committee has three more activities planned for 2007. The Community Garage Sale is set for Saturday, October 27<sup>th</sup>. The Fall Festival is set for the

following Saturday at the big park. There is also be a clean up day planned for Saturday, December 8<sup>th</sup>.

**10. OLD BUSINESS**

**A. Water Valve at Main Park**

The water valve will be installed at no charge in the large park. Pamela will send Brad the preferred location for the water valve.

**B. Street Sign Update**

The Board has been in touch with the Town of Buckeye to install the signs. They have not heard back yet. The more people who request this from the Town, the more likely it will be that they will be willing to install the signs.

**C. Recommended Plant List / Design Guideline Update**

The Board discussed the recommend plant list and design guideline update. Pamela will work with Brad to finalize this list to present to the Board at the next meeting.

**D. Fine & Collection Policy Amendment**

The Board reviewed the fine and collection policy changes approved at the September meeting.

**E. Realtor Function in Common Area**

Brad never heard back from the person requesting the function. With no further information, the Board denied their request.

**F. Tot Lot Cover – Revisit financial aspect**

Brad is still working on getting the dimension of the tot-lot. Brad will get further information regarding warranty information.

**G. Winter Rye Grass Over-seed**

The turf has been overseed. Pamela Torres moved to approve the \$4,000 spent on the overseed. Dave Detloff seconded the motion. All in favor, the motion passed unanimously.

**11. NEW BUSINESS**

**A. Water Park Feature at Main Park Area**

Andrea McCracken contacted Max at WaterPlay.com and was estimated \$50,000 for a small water park at Rancho Vista. The Board tabled the discussion until more research can be done.

**B. Basketball Court Light Fixtures**

Brad is still waiting for the all the bids to come in. Brad will look into connecting to existing street lights.

**C. 2008 Budget Approval**

The Board reviewed the proposed 2008 budget. Andrea McCracken moved to approve an increased assessment of \$113.00 quarterly. Pamela Torres seconded the motion. All in favor, the motion passed by majority consent.

**D. Message from the Builder**

The Developer sent the board a letter, asking parents to monitor their kids. Kids have been found smoking pot and riding their bikes through the spec home. The police will be called for any future occurrences of this behavior. Also, do not use the dumpsters for large furniture items.

**12. ADJOURNMENT OF PUBLIC MEETING**

There being no further business to discuss, Pamela Torres 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 for  
Rancho Vista Homeowners Association