

**THE MINUTES OF THE MEETING  
OF THE  
BOARD OF DIRECTORS  
OF THE  
RANCHO SAN CLEMENTE COMMUNITY ASSOCIATION**

September 10, 2015

**CALL TO ORDER**

The following are the Minutes of the Meeting of the Board of Directors of the **Rancho San Clemente Community Association** held on September 10, 2015, in San Clemente, California. President Vonne Barnes noted that a **Quorum** was present and called the meeting to order at 6:00 p.m.

**BOARD MEMBERS PRESENT**

Vonne Barnes, President and Treasurer; Pete Jeanseau, Secretary; Rob Searle, Vice-President; Bob Carson, Director and Jerry Anderson, Director.

Sheryl Sharp of Curtis Management was also present.

**EXECUTIVE SUMMARY**

Bob Carson reported that the meeting minutes were approved, current legal matters were discussed and delinquencies were reviewed.

**HOMEOWNER FORUM**

There were four (4) homeowners in attendance.

**DELEGATE FORUM**

**RICHMOND POINTE**

Heinz Bock reported that Richmond Pointe Association had trees removed and that their 2016 Budget was approved.

**VILAMOURA**

Marjie Butterworth gave no report at this time.

**MONTEGO**

Vonne Barnes gave no report at this time.

**RANCHO CRISTIANITOS**

Bob Carson reported that Rancho Cristianitos plans to change their front entry monument lights to LED lights. He also reported that the Association is now 88% financially funded.

**VILLAGIO I**

Jerry Anderson reported that Villagio I took over the property maintenance that was turned over to them from the Master Association. He also reported that landscape and irrigation work is taking place on the slope bordering Vista Pacifica.

## **APPROVAL OF THE MINUTES**

The Board reviewed the minutes of the General Session Meeting held on August 13, 2015. Pete Jeanseau moved to approve the Minutes of the Meeting of August 13, 2015 as submitted. Jerry Anderson seconded the motion, which was carried unanimously.

## **PRESIDENT'S REPORT**

President Vonne Barnes asked Management to report on the reclaimed water rebate. Management reported that the Association received the last rebate check for the reclaimed water program for \$34,125.00, making a total of \$52,675.00 in rebate checks.

The Board reviewed the August 2015 financial statement. Pete Jeanseau moved to approve the financial statement for the period ending August 31, 2015 subject to year-end audit. Rob Searle seconded the motion, which was carried unanimously.

## **DELIQUENCY**

The Board reviewed the Delinquency Status matrix.

Vonne Barnes moved to approve recording liens on the following accounts: BR075-2, HV076-1, PO211-3, RP131-2, RP165-1, RP191-1, V0321-3 totaling \$2,625.40 expensed to account 5156. Bob Carson seconded the motion, which was carried unanimously.

## **LANDSCAPING**

Phil Suffridge of South Coast Gardening provided a summary of the August 2015 Monthly Progress Report. The next scheduled walk through is September 18, 2015 at 9:30am.

The Board reviewed the Request for Landscape Inspection, tracking number 22-15. The payment for the pine tree removal and replacement with a strawberry tree was received, totaling \$400.00.

The Board discussed tracking number 23-15, requesting the removal of a pine tree and eucalyptus tree. Bob Carson moved to approve the removal of both trees and replacement with two strawberry trees in the amount of \$800.00, expensed to account 5225, at the homeowner expense, pending the Landscape Committee's review and approval at the next landscape inspection. Pete Jeanseau seconded the motion, which was carried unanimously.

The Board discussed the homeowner request to install solar panels on the Master Association's land. The Board agreed to deny the homeowner's request.

The Board reviewed the Phase I Tree Trimming Plan and corresponding map.

## **ARCHITECTURAL**

Pete Jeanseau moved to approve architectural applications 1352-15 through 1361-15. Rob Searle seconded the motion, which was carried unanimously.

## **CORRESPONDENCE**

The Board reviewed and discussed the correspondence that has taken place since the last Board meeting.

The Board reviewed the notice from the State of California in regards to Bill 349 that was signed stating new Artificial Turf regulations.

### **SLOPE MAINTENANCE**

The Board reviewed the slope maintenance expenditure chart, which reflects a \$52,704.00 expenditure on OCFA Land Maintenance, \$2,850.00 to survey property lines on the open space behind Calle Empalme and \$14,095.94 on the Columbo slope.

### **UNFINISHED BUSINESS**

#### **RIO LINDO SLOPE**

The Board reviewed and discussed the correspondence in regards to the Rio Lindo slope drain project and gaining necessary access behind 924 Rio Lindo.

#### **V-DITCH REPAIRS**

The Board discussed that phase-one of the v-ditch repairs in Brisa Del Mar will be taking place in the next fiscal year and that it will be expensed to the reserve account.

#### **CALLE DEL CERRO TRAFFIC**

Pete Jeanseau reported that he sent a letter to Bob Baker, City Councilman in regards to traffic and noise mitigation on Calle Del Cerro and that he has not received a response yet. The Board reviewed and discussed this letter.

#### **SIGNS/TRAIL EASEMENT MAINTENANCE**

The Board discussed the status of the request for two City signs that are needed at the two legal entrances of the Rancho San Clemente Ridge Route Trail. One at the legal entrance located on the Northeast side of Calle Del Cerro near La Pata and the second at the Steed Park by the public restroom.

#### **EL BERRO SLOPE WATER METER**

Pete Jeanseau moved to approve the proposal from South Coast Gardening dated September 3, 2015 for the installation of six zone markers on the Empalme slope for the fuel modification area as per the Landscape Committee, expensed to account 3178. Rob Searle seconded the motion, which was carried unanimously.

#### **SLOPE AREA BEHIND CALLE EMPALME**

President Vonne Barnes announced that the Board discussed the encroachments during Executive Session.

#### **LOT OWNERSHIP AND MAINTENANCE**

Pete Jeanseau moved to approve invoice #2674 from South Coast Gardening dated August 15, 2015 to transfer the irrigation systems to Vista Pacifica, Villagio I and Bella Vista, in the amount of \$5,751.19, expensed to account 3120. Jerry Anderson seconded the motion, which was carried unanimously.

Pete Jeanseau moved to approve the work authorization request e-mailed on September 3, 2015 from South Coast Gardening to disconnect the irrigation in the turf area along Calle Del Cerro in front of Whispering Winds as per the Landscape Committee for a total of \$1,000.00, to be expensed to account 3120. Jerry Anderson seconded the motion, which was carried unanimously.

Pete Jeanseau moved to approve the work authorization request e-mailed on September 3, 2015 from South Coast Gardening to disconnect the irrigation in the turf area along Calle

Del Cerro in front of Villagio II as per the Landscape Committee for a total of \$1,000.00, to be expensed to account 3120. Jerry Anderson seconded the motion, which was carried unanimously.

### **MAINTENANCE ACCESS ROAD**

The Board had a brief discussion about the matter of vehicles trespassing on the Master Association's maintenance access road. The Board discussed the proposal from South Coast Gardening that was previously approved to install 38 posts around the cul-de-sac to keep vehicles from driving up and down the RSCCA Common Area slope past the cul-de-sac; and installation of straw wattles along the north side of the V-Ditch behind Villagio I to reduce run-off into the cul-de-sac.

### **NEW BUSINESS**

#### **EMERGENCY IRRIGATION REPAIR**

Pete Jeanseau moved to ratify the approval made on August 21, 2015, for the emergency replacement of a brass master valve at controller number 7 on Calle Del Cerro at a cost not to exceed \$1,500.00, expensed to account 3120. Rob Searle seconded the motion, which was carried unanimously.

#### **RESERVE DATA ANALYSIS**

Bob Carson moved to approve the proposal from Reserve Date Analysis – California, LLC, dated August 17, 2015 for the reserve study update without a field inspection, in the amount of \$400, expensed to account 5120. Rob Searle seconded the motion, which was carried unanimously.

#### **SOUTH COAST GARDENING PROPOSALS**

Jerry Anderson moved to approve the proposal from South Coast Gardening dated September 2, 2015 to distribute mulch to cover the bare spots along Vista Montana in front of Rancho Cristianitos, Harbor Ridge/Harbor View and Pacific Shores as per the Landscape Committee, in the amount of \$1,870.00, expensed to account 5227. Bob Carson seconded the motion, which was carried unanimously.

Jerry Anderson moved to approve the proposal from South Coast Gardening dated September 1, 2015 to add an additional 300 feet of straw wattle along the v-ditch behind 615 Del Dios as per the Landscape Site Inspection on August 11, 2015, in the amount of \$1,329.00, expensed to account 5227. Rob Searle seconded the motion, which was carried unanimously.

### **ADJOURNMENT**

Jerry Anderson moved to adjourn the meeting at 6:56 p.m. Rob Searle seconded the motion, which was carried unanimously.

### **NEXT MEETING**

Thursday, October 8, 2015 at 6:00 p.m.

Submitted by: Allegra Cody, Recording Secretary  
**End of File.**