

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

October 8, 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 October 8, 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; and Rob Searle, Director.

Sheryl Sharp of Curtis Management was also present.

**EXECUTIVE SUMMARY**

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

**HOMEOWNER FORUM**

There were two (2) homeowners in attendance.

**DELEGATE FORUM**

**RICHMOND POINTE**

Heinz Bock reported that trees in the cul-de-sacs were removed from the narrow areas due to curb damage and replaced with smaller, less root-invasive trees. He also reported that Richmond Pointe changed management companies effective November 1, 2015.

**PACIFIC SHORES**

Linda Wesselman reported that the Pacific Shores monthly dues have been raised twice within a year. A financial committee was formed to investigate the reasoning for the raises. Pacific Shores needed to have the wooden stairs throughout the community repaired, which was initially projected to cost \$85,000.00. Following an inspection of the stairs, the City did not approve of the repairs taking place and required that they cease and desist. This resulted in a final cost of approximately \$150,000.00 for repairs.

**MONTEGO**

Vonne Barnes reported on the new street sweeping process within Montego.

**APPROVAL OF THE MINUTES**

The Board reviewed the minutes of the General Session Meeting held on September 10, 2015. Rob Searle moved to approve the Minutes of the Meeting of September 10, 2015 as submitted. Pete Jeanseau seconded the motion, which was carried unanimously.

## **PRESIDENT'S/TREASURER'S REPORT**

President Vonne Barnes reported on the Empalme fuel modification zone clearance and the Rio Lindo drain project in Harbor View.

President Vonne Barnes summarized the September 2015 financial statement. The Board reviewed the September 2015 financial statement. Pete Jeanseau moved to approve the financial statement for the period ending September 30, 2015 subject to year-end audit. Rob Searle seconded the motion, which was carried unanimously.

## **DELIQUENCY**

The Board reviewed the Delinquency Status matrix.

Pete Jeanseau moved to approve the filing of a lien on account number VL041-1 for the amount of \$1,116.76, expensed to account number 5156. Rob Searle seconded the motion, which was carried unanimously.

## **LANDSCAPING**

The Board reviewed and discussed the correspondence and reports from the Landscape Committee since the last Board meeting.

The Board reviewed the September Monthly Progress Report submitted by South Coast Gardening on October 1, 2015.

The Board discussed Landscape Inspection Request, tracking number 23-15, requesting the removal of a pine tree and eucalyptus tree. The landscape committee recommended that the pine tree be removed and replaced at the homeowner's expense, and the eucalyptus tree be trimmed during the Phase I tree trimming. Rob Searle moved to approve the recommendation, to be expensed to account number 5224. Pete Jeanseau seconded the motion, which was carried unanimously.

The Board discussed Landscape Inspection Request, tracking number 26-15. Rob Searle moved to approve removing the pine tree as recommended by the landscape committee and replace it with a drought tolerant tree at the homeowner's expense. Pete Jeanseau seconded the motion, motion carried. Vonne Barnes abstained from voting.

The Board discussed the upcoming Phase I Tree Trimming. Rob Searle moved to approve Estimate #E76208 from Arborwell Professional Tree Management dated September 9, 2015 for Phase I tree trimming in the amount of \$33,509.00, expensed to account 5226. Pete Jeanseau seconded the motion, which was carried unanimously.

## **ARCHITECTURAL**

The Board reviewed the architectural tracking report. Rob Searle moved to approve architectural applications 1362-15 through 1370-15. Pete Jeanseau seconded the motion, which was carried unanimously.

## **CORRESPONDENCE**

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

## **SLOPE MAINTENANCE**

The Board reviewed the slope maintenance expenditure chart, which reflects a \$52,704.00 expenditure on OCFA fire abatement, \$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**

Rob Searle moved to approve a revised contract regarding the Rio Lindo Drainage Project, from Peter Drilling & Contracting, Inc. dated September 17, 2015 with a price addition not to exceed \$4,000.00. Pete Jeanseau seconded the motion, which was carried unanimously.

### **CALLE DEL CERRO TRAFFIC**

Pete Jeanseau reported that he spoke with Bob Baker, City Councilman who informed him that he met with Cathy Ward, City Councilwoman, who reported that they have accepted the Calle Del Cerro traffic noise issue as a formal project. He also reported that he is recording traffic noise complaints from homeowners within RSC for documentation purposes.

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

The Board discussed that two City utility easement signs were installed at the 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.

### **DEL DIOS WATER METER**

The Board reviewed correspondence between the City of San Clemente's Utility Billing Coordinator and President Vonne Barnes regarding the denied request to issue a refund payment for the period of October 2014 to May 2015.

### **SLOPE AREA BEHIND CALLE EMPALME/OCFA**

President Vonne Barnes reported that she will contact Shawn Frawley, the fire inspector from the OCFA, for an onsite meeting with Phil Suffridge of South Coast Gardening, to modify the fuel modification zone and vegetation removal plan.

### **CITY OF SAN CLEMENTE/CROWN CASTLE**

The Board reviewed correspondence from Tom Rendina from the City of San Clemente in regards to the pending agreement to use the Crown Castle building to place two 12" antennas for expanding the City's communications network. The Board had a brief discussion regarding maintenance that will be taking place on the Crown Castle access road and the Association's requests for improvements for proper access and necessary gate painting.

## **NEW BUSINESS**

### **SIGNS**

The Board discussed "No Trespassing" signage needed, to ensure homeowners do not encroach onto RSC land on the Empalme slope after South Coast Gardening clears vegetation in the fuel modification zone. Pete Jeanseau moved to approve the purchase and installation (by South Coast Gardening) of six signs and posts, at a cost not to exceed

\$800, expensed to account 5256. Rob Searle seconded the motion, which was carried unanimously.

**POSSIBLE NEW LEGAL COUNSEL**

The Board authorized President Vonne Barnes to meet with Chris Bonkowski to review a retainer agreement to potentially become the Association's legal counsel.

**LEFT SIDE OF DEL DIOS GATE**

The Board reviewed images of the left side gate on Del Dios. They reported that necessary maintenance to the Crown Castle access road and gate is within the \$10,000.00 contract that will be signed with the City of San Clemente.

**AVENIDA COLUMBO INCLINOMETER READING**

The Board reviewed correspondence between Cris O'Hern of TerraPacific Consultants Inc. regarding the September 2015 inclinometer reading at Avenida Columbo which indicates no significant movement of the slope over the last two plus years.

**ADJOURNMENT**

Pete Jeanseau moved to adjourn the meeting at 6:33 p.m. Rob Searle seconded the motion, which was carried unanimously.

**NEXT MEETING**

Thursday, November 12, 2015 at 6:00 p.m.

Submitted by: Allegra Cody, Recording Secretary

**End of File.**

**Minutes approved this \_\_\_\_\_ day of \_\_\_\_\_, 2015 by:**

\_\_\_\_\_  
Secretary or President of RSC Community Association