
RANCHO SAN CLEMENTE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Thursday, February 11, 2016

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 February 11, 2016, in San Clemente, California. President Vonne Barnes noted that a **Quorum** was present and called the meeting to order at 6:08 p.m.

BOARD MEMBERS PRESENT

Vonne Barnes, President; Pete Jeanseau, Secretary and Rob Searle, Vice President.

BOARD MEMBERS ABSENT

Karel Rocha, Treasurer and Jerry Anderson, 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 seven (7) homeowners in attendance.

DELEGATE FORUM

RICHMOND POINTE

Heinz Bock reported that they installed new mailboxes throughout Richmond Pointe.

RANCHO CRISTIANITOS

Bob Carson reported that they are in the process of selecting new mailboxes for Rancho Cristianitos.

VILAMOURA

Marjie Butterworth gave no report at this time.

MONTEGO

Vonne Barnes discussed wrought iron fence maintenance as well as various landscape renovations that are taking place within Montego.

PACIFIC SHORES

Linda Wessleman reported that they will be contacting the fire authority to discuss fire abatement. Additionally, she reported that they will be renovating their monuments at \$2,000.00 per monument. Lastly, she expressed concern regarding water run off issues within Pacific Shores.

APPROVAL OF THE MINUTES

The Board reviewed the minutes of the General Session Meeting held on January 14, 2016. Rob Searle moved to approve the Minutes of the Meeting of January 14, 2016 as amended. Vonne Barnes seconded the motion, which was carried unanimously.

LANDSCAPING

Phil Suffridge of South Coast Gardening summarized the January Monthly Progress Report submitted for Board review on February 1, 2016.

The Board reviewed correspondence in regards to various Master Association landscape concerns.

The Board reviewed landscape request number 28-15. Pete Jeanseau moved to approve the proposal from South Coast Gardening dated January 19, 2016 for the removal of two large eucalyptus trees behind Puerto Valdemo and replacement with 2-15 gallon multi trunk strawberry trees, as per the Landscape Committee, as a cost not to exceed \$800.00, to be paid by the applicant, expensed to account 5224. Rob Searle seconded the motion, which was carried unanimously.

Vonne Barnes moved to approve the proposal from South Coast Gardening dated January 26, 2016 for the removal of three pine trees in the open space on Calle Del Cerro, as per the Landscape Committee, at a cost not to exceed \$300.00, expensed to account 5224. Rob Searle seconded the motion, which was carried unanimously.

PRESIDENT'S REPORT

President Vonne Barnes provided a summary of the Master Association's slope maintenance expenditures.

TREASURER'S REPORT

The Board reviewed the January 2016 financial statement. Pete Jeanseau moved to accept the financial statement for the period ending January 31, 2015, subject to year-end audit. Rob Searle seconded the motion, which was carried unanimously.

DELINQUENCY

The Board reviewed the Delinquency Status matrix. No action taken at this time.

ARCHITECTURAL

The Board reviewed the architectural tracking report. Vonne Barnes moved to approve architectural applications 1424-16 through 1433-16. Rob Searle seconded the motion, which was carried unanimously.

CORRESPONDENCE

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

SLOPE MAINTENANCE

The Board reviewed the slope maintenance expenditure chart, which reflects a \$54,629.00 expenditure on OCFA fire abatement, \$2,850.00 to survey property lines on the open space behind Calle Empalme, \$3,009.75 for soils engineer inspections and reports on the open space behind Calle Empalme and \$251,957.20 on the El Berro slope.

UNFINISHED BUSINESS

Rio Lindo Slope

The Board discussed matters regarding the Rio Lindo slope.

V-Ditch Repairs

The Board had a brief discussion about the Master Association's v-ditch repairs and maintenance.

Calle Del Cerro Traffic

Pete Jeanseau provided an update regarding the Association's concern with traffic on Calle Del Cerro. The Board reviewed correlating correspondence.

Slope Area Behind Calle Empalme/Ocfa

The Board had a brief discussion about Calle Empalme slope OCFA fuel modification zones.

Lot Ownership And Maintenance

The Board discussed encroachments issues and Master Association v-ditch maintenance as per the CC&R’s.

Pete Jeanseau moved to approve the proposal from Transwest Electric Inc. dated February 11, 2016 to replace six existing fixtures with CREE LED 4000k bonze 21 watt, in the amount of \$634.00, expensed to account 5280. Rob Searle seconded the motion, which was carried unanimously.

NEW BUSINESS

Short Term Rentals

The Board reviewed the Master Association’s CC&R provision on short term leasing of homes within Rancho San Clemente Community Association. Article VIII, Section 8.01 includes the following provision: “... NO such lease or rental of a Condominium or Lot shall be for a term of less than thirty (30) days...”

Iron Gate Maintenance

The Board reviewed and approved a draft notice to be posted on the RSCCA website titled, “Home Guide for Wrought Iron Fence & Gate Maintenance.”

San Clemente Drainage Guidelines

The Board reviewed and approved a notice to be posted on the RSCCA website titled, “Guide for Homeowners Emergency Slope Repair.” Additionally, the Board reviewed general correspondence from the City of San Clemente regarding guidelines for protecting hillside homes.

Maintenance Procedures

The Board reviewed correspondence in regards to a lot within Pacific Shores. The Board resolved that additional review of this matter is required at this time.

2015/2016 Legislative Updates

Management summarized new legislatives that have passed affecting Homeowners Associations. The Board reviewed correspondence in regards to these legislatives.

EMERGENCY ITEMS

Rob Searle moved to ratify the emergency approval of the work authorization bid from South Coast Gardening for the replacement of the 2” brass valve located at clock 2 on Calle Del Cerro, at a cost not to exceed \$1,300.00 expensed to account 5230. Pete Jeanseau seconded the motion, which was carried unanimously.

ADJOURNMENT

Rob Searle moved to adjourn the meeting at 7:25 p.m. Pete Jeanseau seconded the motion, which was carried unanimously.

NEXT MEETING

The next Board of Directors meeting will be held on Thursday, March 10, 2016 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