
RANCHO SAN CLEMENTE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Thursday, April 7, 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 April 7, 2016, in San Clemente, California. President Vonne Barnes noted that a **Quorum** was present and called the meeting to order at 6:02 p.m.

BOARD MEMBERS PRESENT

Vonne Barnes, President; Pete Jeanseau, Secretary and Karel Rocha, Treasurer.

BOARD MEMBERS ABSENT

Rob Searle, Vice President.

Jerry Anderson, Director

Sheryl Sharp of Curtis Management was also present.

VACANT POSITION APPOINTMENT

Vonne Barnes moved to appoint Marjie Butterworth to fill the term of the vacant Director position, due to the resignation of Vice President Rob Searle. Pete Jeanseau seconded the motion, which was carried unanimously.

Vonne Barnes moved to approve the following positions of directors:

- President - Vonne Barnes
- Vice President – Pete Jeanseau
- Treasurer – Karel Rocha
- Secretary – Marjie Butterworth
- Director – Jerry Anderson

Pete Jeanseau seconded the motion, which was carried unanimously.

EXECUTIVE SUMMARY

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

HOMEOWNER FORUM

Two (2) homeowners in attendance.

DELEGATE FORUM

VILAMOURA

Marjie Butterworth discussed current v-ditch maintenance concerns.

MONTEGO

Vonne Barnes gave no report at this time.

RANCHO CRISTIANITOS

Bob Carson gave no report at this time.

PACIFIC SHORES

Linda Wessleman announced that their monument renovation was completed and the stairway renovations were completed.

APPROVAL OF THE MINUTES

The Board reviewed the minutes of the General Session Meeting held on March 10, 2016. Vonne Barnes moved to approve the Minutes as amended. Pete Jeanseau seconded the motion, which was carried unanimously.

LANDSCAPING

The Board reviewed the March Monthly Progress Report submitted for Board review on April 1, 2016.

The Board reviewed correspondence from the Landscape Committee, Landscape Inspection requests and an Irrigation Meter and Billing spreadsheet.

Pete Jeanseau moved to approve Landscape Inspection request number 31-16, to remove a eucalyptus tree on the slope behind 9 Puerto Caravaca, to be replaced with drought tolerant tree at a location determined by the landscape company, at a cost not to exceed \$400, to be paid for by the application, expensed to account 4297. Vonne Barnes seconded the motion, which was carried unanimously.

The Board had a brief discussion about drainage and v-ditch maintenance. The photographs submitted by South Coast Gardening show the v-ditches are clear before and after each rain.

Pete Jeanseau moved to approve the proposal from South Coast Gardening dated March 3, 2016 to remove the flax and re-plant the lower south side of Vista Montana as per the Landscape Committee with Agave Americana, Iceberg Rose and Mulch, in the amount of \$592.00, expensed to account 5227. Vonne Barnes seconded the motion, which was carried unanimously.

Pete Jeanseau moved to approve the proposal from South Coast Gardening dated March 3, 2016 to remove the flax and replant the lower north side of Vista Montana as per the Landscape Committee with Agave Americana, Iceberg Rose, Pittosporum and mulch, at a cost not to exceed \$1,064.00, expensed to account 5227. Vonne Barnes seconded the motion, which was carried unanimously.

Pete Jeanseau moved to approve the proposal from South Coast Gardening dated March 3, 2016 to remove the flax and replant the upper corner of Vista Montana and Calle Del Cerro as per the Landscape Committee with Agave Americana, at a cost not to exceed \$220.00, expensed to account 5227. Vonne Barnes seconded the motion, which was carried unanimously.

Pete Jeanseau moved to approve the proposal from South Coast Gardening dated March 3, 2016 to remove all flax and replace with Red Carpet Roses and Rosea Iceberg Roses, at a cost not to exceed \$1,984.00, expensed to account 5227. Vonne Barnes seconded the motion, which was carried unanimously.

TREASURER'S REPORT

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

PRESIDENT'S REPORT

President Vonne Barnes reported that a large pine tree fell on the land below Whispering Winds and damaged a homeowner's fence in Villagio II. The Board discussed the option of completing a lot line survey to determine ownership, as it is unclear at this time.

DELINQUENCY

The Board reviewed the Delinquency Status matrix.

Pete Jeanseau moved to approve recording a lien on account numbers M0103-3, RP039-4 and RP198-2, expensed to account number 5156. Karel Rocha seconded the motion, which was carried unanimously. The Board agreed to monitor account number RP097-5 at this time.

ARCHITECTURAL

The Board reviewed the architectural tracking report. Karel Rocha moved to approve architectural applications 1447-16 through 1458-16. Vonne Barnes seconded the motion, which was carried unanimously.

CORRESPONDENCE

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

The Board discussed the questionable ownership of a pine tree that fell onto a Villagio II homeowner's fence. The Board requested an estimate for surveying the specific area of question; the area is to be reviewed at the next property inspection drive-through. The Board requested Management submit a response to the owner's insurance company requesting proof that the Master Association is responsible for the tree, as its ownership is unclear at this time.

SLOPE MAINTENANCE

The Board reviewed the slope maintenance expenditure chart, which reflects a \$29,700.30 expenditure on the Rio Lindo Slope; \$5,859.75 expenditure on the Open Space behind Calle Empalme; \$54,629.00 expenditure on OCFA fire abatement; \$15,045.94 expenditure on the Columbo slope and \$251,957.20 on the El Berro slope.

UNFINISHED BUSINESS

Rio Lindo Slope

The Board discussed matters regarding the Rio Lindo slope maintenance.

V-Ditch Repairs

The Board reviewed the updated V-Ditch Repair agreement submitted by Peter Drilling & Contracting, Inc. Vonne Barnes moved to approve the agreement as submitted, pending Peter Drilling & Contracting, Inc. accepting the contract. Karel Rocha seconded the motion, which was carried unanimously.

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/O.C.F.A

No discussion.

Lot Ownership And Maintenance

No discussion.

NEW BUSINESS

Pete Jeanseau moved to approve ordering three “No Trespassing” signs from Creations Unlimited, at a cost not to exceed \$400, expensed to account 5256. Karel Rocha seconded the motion, which was carried unanimously.

The Board reviewed City of San Clemente permit requirements regarding drainage modifications.

ADJOURNMENT

Pete Jeanseau moved to adjourn the meeting at 7:02 p.m. Karel Rocha seconded the motion, which was carried unanimously.

NEXT MEETING

The next Board of Directors meeting will be held on Thursday, May 12, 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