

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

August 13, 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 August 13, 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 five (5) homeowners in attendance.

DELEGATE FORUM

RICHMOND POINTE

Heinz Bock reported on a vandalism incidence that occurred on Richmond Pointe's landscape.

VILAMOURA

Marjie Butterworth reported on the plant material clearing that took place, based on OCFA requirements.

MONTEGO

Vonne Barnes discussed the architectural approval procedure within Montego and that various tress were trimmed to preserve ocean views at homeowner's expense.

RANCHO CRISTIANITOS

Bob Carson reported that common area fence repairs are being performed and that all of the streetlights within Rancho Cristianitos were changed to L.E.D bulbs.

VILLAGIO I

Jerry Anderson reported that the entrance trellis of Villagio I was repaired and remodeled. He also reported that Association trees have recently been trimmed for Vista Pacifica and general landscape maintenance was done. Lastly he reported that the Villagio I Board is

working on the acquisition of the parcel to take over Master land and maintenance agreement.

APPROVAL OF THE MINUTES

The Board reviewed the minutes of the General Session Meeting held on July 9, 2015. Jerry Anderson moved to approve the Minutes of the Meeting of July 9, 2015 as submitted. Vonne Barnes seconded the motion, which was carried unanimously.

PRESIDENT/TREASURER'S REPORT

Vonne Barnes explained the new water rates for the City of San Clemente as well as the irrigation controller rebates that the Master Association received.

The Board reviewed the July 2015 financial statement. Bob Carson moved to approve the financial statement for the period ending July 31, 2015 subject to year-end audit. Jerry Anderson seconded the motion, which was carried unanimously.

DELIQUENCY

The Board reviewed the Delinquency Status matrix.

Bob Carson moved to approve the recording of a lien on the following accounts: VL049-3 in the amount of \$2,683.69 and VL059-3 in the amount of \$1,431.37. Rob Searle seconded the motion, which was carried unanimously.

LANDSCAPING

The Board reviewed the summary of the July 2015 Monthly Progress Report. The next scheduled walk through is August 21, 2015 at 9:30am.

The Board reviewed the Landscape Inspection report from July 17, 2015.

Bob Carson moved to approve the proposal from Terra Pacific Consultants Inc. dated August 12, 2015 from Cris O'Hern for the reconnaissance level geotechnical review of the common area slope located in the area of 419,431,433,437 and 439, Calle Empalme and 433 Calle Familia, at a cost not to exceed \$2,500.00 to be expensed to account 3155. Rob Searle seconded the motion, which was carried unanimously.

Bob Carson moved to approve the e-mail proposal dated August 4, 2015 from Cris O'Hern of TerraPacific Consultants Inc. for the inclinometer reading for the Columbo slope, at a cost not to exceed \$900, to be expensed to account 3155. Vonne Barnes seconded the motion, which was carried unanimously.

The Board reviewed the Request for Landscape Inspection, tracking number 22-15. Bob Carson made a motion to approve the removal of a eucalyptus tree that will be replaced by a strawberry tree at the owner's expense. Rob Searle seconded the motion, which was carried unanimously.

ARCHITECTURAL

Bob Carson moved to approve architectural applications 1339-15 through 1351-15. Jerry Anderson 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 El Berro slope maintenance expenditure chart which reflects a total of \$252,692.97 and \$52,704.00 expenditure on OCFA Land Maintenance.

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 reserves.

CALLE DEL CERRO TRAFFIC

Pete Jeanseau reported that one to two police officers will be patrolling Calle Del Cerro to investigate traffic issues for one to two hours per week. He also reported on the status of the traffic sound mitigation. The Board reviewed the correspondence for the request for a stop sign on Calle Del Cerro at Avenida Vista Montana. The Board had a brief discussion about this matter.

SIGNS/TRAIL EASEMENT MAINTENANCE

The Board discussed the correspondence regarding 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. The Board then discussed other signage and current sign updates needed in reference to the Ridge Route Trail.

MWD RECLAIMED WATER RETROFIT PROGRAM

The Board reviewed the spreadsheet breaking down the Rancho San Clemente Irrigation Controller Rebates.

SLOPE AREA BEHIND CALLE EMPALME

The Board reviewed images from the June 25, 2015 landscape drive showing the lots encroaching on the slope behind Calle Empalme.

LOT OWNERSHIP AND MAINTENANCE

The Board discussed the upcoming ownership and maintenance transition of Lots B and C, Tract No. 12284.

MAINTENANCE ACCESS ROAD

The Board had a brief discussion about the matter of trespassing on the Master Association's maintenance access road. Bob Carson moved to approve the proposal from South Coast Gardening dated August 11, 2015 to install 370 feet of straw wattle along the north side of the v-ditch behind Villagio I, to add 38 – 6 x 6 wood post 5' on center to keep vehicles from driving on or off the service road and re-grade the soil along the back of the existing curb to keep soil from running off onto the pavement as per the Landscape

Committee at a cost not to exceed \$3,506.00 to be expensed to account number 3155. Pete Jeanseau seconded the motion, which was carried unanimously.

CITY REQUEST FOR CROWN CASTLE

The Board discussed last month's presentation from Brent Panas, the representative from the City of San Clemente in regards to the proposed joint agreement with Rancho San Clemente Community Association and the City to utilize the vacant Crown Castle building for their communications network for operating the City's Water and Wastewater utilities. No further communication has been received from the City.

NEW BUSINESS

Vonne Barnes summarized the new water rates effective August 1, 2015 as previously discussed in the Treasurer's Report and outlines

ADJOURNMENT

Bob Carson moved to adjourned the meeting at 7:03 p.m. Jerry Anderson seconded the motion, which was carried unanimously.

NEXT MEETING

Thursday, September 10, 2015 at 6:00 p.m.

Submitted by: Allegra Cody, Recording Secretary

End of File.