

**RAMS HILL COMMUNITY ASSOCIATION**

**ACTION WITHOUT A BOARD MEETING**

We, the undersigned, being all Directors of the Rams Hill Community Association, a California non-profit corporation, hereby consent to the following action by the Board of Directors without a meeting:

To approve and enter into an agreement with GHLA Montecito Investors, LLC, known as the EASEMENT, ASSIGNMENT OF EASEMENT, AND AMENDMENT TO AGREEMENT REGARDING MAINTENANCE OF RAMS HILL ROAD, dated July 23, 2009.

Dated: 7/23/2009

  
\_\_\_\_\_  
Signature of Director Robert Kriensky

  
\_\_\_\_\_  
Signature of Director Leann Harris

  
\_\_\_\_\_  
Signature of Director CHERYL LONDON

\_\_\_\_\_  
Signature of Director

\_\_\_\_\_  
Signature of Director

This document be signed by all members of the Board and be filed with the corporate minutes of the association to be effective.

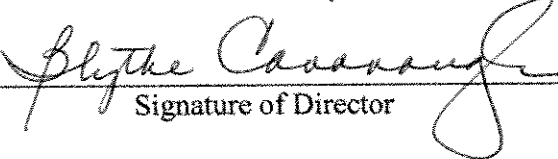
**RAMS HILL COMMUNITY ASSOCIATION**

**ACTION WITHOUT A BOARD MEETING**

We, the undersigned, being all Directors of the Rams Hill Community Association, a California non-profit corporation, hereby consent to the following action by the Board of Directors without a meeting:

To approve and enter into an agreement with GHLA Montesorro Investors, LLC, known as the EASEMENT, ASSIGNMENT OF EASEMENT, AND AMENDMENT TO AGREEMENT REGARDING MAINTENANCE OF RAMS HILL ROAD, dated 7/23, 2009.

Dated: 7/24/09

  
Signature of Director

\_\_\_\_\_  
Signature of Director

\_\_\_\_\_  
Signature of Director

\_\_\_\_\_  
Signature of Director

\_\_\_\_\_  
Signature of Director

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Dated: 7-24-09



\_\_\_\_\_  
Signature of Director

\_\_\_\_\_  
Signature of Director

\_\_\_\_\_  
Signature of Director

\_\_\_\_\_  
Signature of Director

\_\_\_\_\_  
Signature of Director

This document be signed by all members of the Board and be filed with the corporate minutes of the association to be effective.

**RAMS HILL COMMUNITY ASSOCIATION  
BOARD MEETING MINUTES**

Friday, April 4, 2009

A meeting of the Board of Directors of the Rams Hill Community Association was called to order at 3:10 p.m. by President Bob Kriensky. The purpose of the meeting was to organize the Board of Directors for the 2009/10 year.

The meeting was held at 3845 Yaqui Pass Road, Borrego Springs, California. Directors present Blythe Cavanaugh, Erin Capito, Candace Dixon, Bob Kriensky, and David Schaack. Others present were Wes Porter and Kerin Shugart of Professional HOA Consultants, Inc.

Upon motion made, seconded, and unanimously carried it was voted to accept the following persons to hold the following positions:

Bob Kriensky	President
Erin Capito	Vice President
Candace Dixon	Secretary
Blythe Cavanaugh	Treasurer
David Schaack	Director

There was discussion regarding the homeowner who had brought up the idea of eliminating the night shift at the kiosk at the annual meeting. A survey should be prepared and sent to the membership to poll homeowners to see how what their thoughts are.

The architectural committee shall be Bob Kriensky, Erin Capito, and John Bridges.

The bank signature cards were signed.

A motion was made to adjourn the meeting at 3:25 p.m.

Kerin M. Shugart  
Submitted

\_\_\_\_\_  
Secretary

7-1-09 approved.  
Date

**RAMS HILL COMMUNITY ASSOCIATION  
BOARD MEETING MINUTES**

Friday, March 20, 2009

A meeting of the Board of Directors of the Rams Hill Community Association was called to order at 10:40 a.m. by President Bob Kriensky. The meeting was held at 1842 Las Casitas Drive, Borrego Springs, California. Directors present Blythe Cavanaugh, Erin Capito, and David Schaack. Bob Kriensky was in attendance by phone. Director Candace Dixon was absent. Leann Harris of GH Capital was present by phone and Kerin Shugart & Wes Porter of Professional HOA Consultants, Inc. were present in person.

The minutes of the board meeting held on February 6, 2009 were reviewed. A motion was made by Blythe Cavanaugh to approve the minutes. The motion was seconded by David Schaack. Vote was unanimous, motion passed.

Treasurer Cavanaugh gave the financial report. The Board reviewed five delinquent accounts. Blythe Cavanaugh made a motion to place liens on the five delinquent accounts. David Schaack seconded the motion. Vote was unanimous, motion passed.

**Old Business**

Landscaping Issues – A bid to trim the association palm trees from Macarrio's Tree Service Team was reviewed in the amount of \$8,942.50. A motion was made by Bob Kriensky to approve the bid. Blythe Cavanaugh seconded the motion. Vote was unanimous, motion passed.

Owner Gate Rams Hill Drive – Erin Capito stated that she had received pricing on the gates and that an arm mechanism is the most cost effective at about \$17,000.00. The "Tiger Track" option is not one that is being considered. One gate going up the hill would need two motors which would cost approximately \$25,000.00 plus additional trenching and electrical. Erin will send Bob Kriensky the proposals she has received for his review. The issue is tabled until a further date.

Front Entry/Kiosk Gates – The entry gates are in. The Knox box needs to be approved by the Fire Department and should be ready to go in the next week. Kerin Shugart will coordinate with Bob Hughes to get the gate cards and clicker openers. Plans on having the openers available at the annual meeting. Each homeowner will receive one card free and pay \$10 for each additional card and \$50 for a clicker.

Electrical Irrigation Issue at Rams Hill Rd./Dr. Intersection – Steve and Candace are working on this issue.

Cart Path Lighting Issue - Steve & Candace are working on this issue. Erin is looking into a solar option.

Annual Meeting – Will be held at the Ranch on April 3, 2009 at 2:00 p.m. Notice of meeting has been sent out to all members.

**New Business**

**Approval of Painting of Red Curbs** – A bid from On Time Striping was reviewed for the painting of the red curbs throughout the community. The bid was in the amount of \$720.00. A motion was made by Bob Kriensky and seconded by Blythe Cavanaugh to accept the proposal. Vote was unanimous, motion passed.

**Discussion and Possible Action of Asphalt Sealing – Phases I & II** – The Board instructed Kerin to get bids for the sealing of the asphalt.

The next meeting date will be the annual meeting of members with the organizational meeting to follow.

The meeting was adjourned at 11:05 a.m.

Kerin M. Shugart  
**Submitted**

\_\_\_\_\_  
**Secretary**

7-1-09 approved  
**Date**

**RAMS HILL COMMUNITY ASSOCIATION  
BOARD MEETING MINUTES**

Friday, February 6, 2009

A meeting of the Board of Directors of the Rams Hill Community Association was called to order at 10:30 a.m. by President Bob Kriensky via teleconference.

Directors present at 1842 Las Casitas Drive were Blythe Cavanaugh, Erin Capito, Candace Dixon, and David Schaack. Kerin Shugart & Wes Porter of Professional HOA Consultants, Inc. were also present.

The minutes of the board meeting held on December 17, 2008 were reviewed. A motion was made by David Schaack to approve the minutes with correction. The motion was seconded by Blythe Cavanaugh. Vote was unanimous.

Treasurer Cavanaugh gave the financial report. She reported that the association was in pretty good shape. Wes Porter reviewed the delinquencies. There are currently 16 delinquent accounts. Three of the accounts are bank-owned, three are in the pay or lien stage. Two of the foreclosed accounts have been wrapped into bankruptcy. Blythe Cavanaugh made a motion to write off the collection accounts where the owner has filed bankruptcy. David Schaack seconded the motion. The motion passed unanimously.

**Old Business**

Landscaping Issues – It was noted that the wire located in the acacia bed on the transition slope behind the homes on Fonts Point Dr. is still exposed above ground. It was confirmed that this wire supplies electricity to a timer on the golf course. Erin Capito to work with Steve Gregory to get this wire buried underground. Wes Porter noted that there have been complaints regarding the attitude of the contractor with respect to handling work orders and in general dealing with the homeowners as it relates to customer service. Erin Capito stated that she has contacts in the landscaping industry if the association chooses to go out to bid. Bob Kriensky suggested that a letter be sent to the contractor.

Summer Turf Watering Schedule – The turf watering over summer months was discussed. A motion was made by Bob Kriensky to turn the water off on May 1, 2009 and to be turned back on at the appropriate time during the overseed process. Candace Dixon seconded the motion. Vote was unanimous.

Owner Gate Rams Hill Drive – Erin Capito reported that the installation cost for a gate on Rams Hill Drive would cost approximately \$20,000 - \$25,000. She reported that it is not in the developer's budget. Blythe Cavanaugh stated that the developer demolished the gate and should replace it. Erin will get options for the board to review.

Stop/Yield Signage at Clinic Intersection – Erin Capito reported that a stop sign has been installed at the intersection.

Front Entry/Kiosk Gates – Erin Capito reported that a permit for the gates is in the works. She reviewed the opener mechanism options, a proximity/swipe card or a transmitter. The cost for the proximity/swipe card will be approximately \$8.00 each and the transmitter approximately \$42.00. There was discussion regarding the dissemination of the devices and who pays for them. A motion was made by David Schaack for the Rams Hill Community Association to purchase the devices and to provide each owner with one proximity card and allow the purchase of additional cards or the transmitter at the cost to the association. Blythe Cavanaugh seconded the motion. Vote was unanimous.

#### New Business

Electrical Irrigation Issue at Rams Hill Rd./Dr. Intersection – Item tabled and it was noted that Steve Gregory is looking at this issue.

Cart Path Lighting Issue - Item tabled and it was noted that Steve Gregory is looking at this issue.

Complex Solutions 2010 Reserve Study Proposal – A bid for the 2010 reserve study was reviewed as submitted by Complex Solutions was reviewed. It was noted that a level II study should be approved as that way the analyst can come to the site and measure the front entry components to be added the study. A motion was made by Blythe Cavanaugh to approve a level II study with a seven week turnaround in the amount of \$1,280.00.00 The motion was seconded by Erin Capito. Vote was unanimous

Ornamental Tree Trimming – A list of ornamental trees priced for trimming from Macario's Tree Service was reviewed. A motion was made by Bob Kriensky to accept the bid in the amount of \$3,100.00 for tree trimming. The motion was seconded by Blythe Cavanaugh. Motion passed unanimously.

Annual Meeting – Kerin Shugart reported that the notice of annual meeting had been sent to all board Presidents and the developer requesting nominations for the 2009/10 board. As soon as the nomination forms are returned, notice will be sent to the homeowners.

The next meeting date will be scheduled tentatively for 3/20/09 at 10:30 a.m.

The meeting was adjourned at 11:10 a.m.

*Approved 3/20/09*



**RAMS HLL COMMUNITY ASSOCIATION  
BOARD MEETING MINUTES**

Wednesday, December 17, 2008

A meeting of the Board of Directors of the Rams Hill Community Association was called to order at 9:04 a.m. by President Bob Kriensky via teleconference.

Directors present were Blythe Cavanaugh, Erin Capito, Candace Dixon, and David Schaack. Kerin Shugart of Professional HOA Consultants, Inc. was also present.

The minutes of the board meeting held on March 21, 2008 and the organizational board meeting minutes held on April 4, 2008 was reviewed. A motion was made by Blythe Cavanaugh to accept the minutes as written. The motion was seconded by Candace Dixon. Vote was unanimous.

Treasurer Cavanaugh gave the financial report. She reported that she had talked to the financial advisor regarding the reserve funds. The recommendation is to place the funds in six-month CD's which are FDIC insured. They can be sold if needed at the prevailing rate. It was reported that there would be approximately \$700,000.00 needed to do the remaining phases of road work. A motion was made by David Schaack to move the reserve fund money to CD's. Bob Kriensky seconded the motion. The motion passed unanimously.

**Old Business**

Daoust Fence – David Schaack reported that the architectural committee had never resolved the issue of the wire fence at the Daoust compound in the Estates neighborhood. Schaack made a motion that due to inaction by the committee to pursue and resolve the issue of the fence that the fence be approved as is. Blythe Cavanaugh seconded the motion. Motion passed unanimously.

Davis Schaack stated that to date there is still no current Architectural Guideline.

Tree Trimming – The board reviewed the tree trimming policy due to a letter received by a homeowner in Santa Rosa complaining that the trees on the Community Association slope are blocking their view of the mountains. Blythe Cavanaugh reviewed the history of the RHCA policy in that trees were only removed if there is an imminent threat of damage to property, a tree is damaged due to high wind, or the health of the tree is so compromised that the tree be removed. She explained that the tree trimming is done on a rotational basis and that tree trimming can be paid for, in advance, by homeowners in years that are not in the rotation. A motion was made by Bob Kriensky to stand with the current policy regarding tree removal. The motion was seconded by David Schaack. Motion passed unanimously.

**New Business**

Review and Adopt 2009 Budget – The board reviewed the proposed 2009 budget and discussed the reserve funding. A \$5.00 per month, per unit increase in dues was discussed. Bob Kriensky suggested cutting expenses in lieu of raising the dues in light of the current state of the economy. After discussion it was decided to attempt to cut back on the water consumption. This can be

done by turning of the water to the turf at an earlier date. Bob Kriensky made a motion to approve the dues with no increase at \$135.00 per month, per unit. David Schaack seconded the motion. Motion was passed unanimously.

Annual Meeting Date – The annual meeting date was set for Friday April 3, 2009 at 2:00 p.m. The meeting venue will tentatively be held at the Borrego Ranch in a conference room, subject to availability.

The next meeting date will be scheduled tentatively for 1/16/09 at 9:00 a.m.

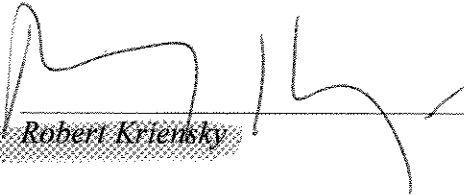
The meeting was adjourned at 9:52 a.m.

**RAMS HILL COMMUNITY ASSOCIATION  
CONSENT TO ACTION WITHOUT  
A BOARD MEETING**

We, the undersigned, being all Directors of Rams Hill Community Association, a California non-profit corporation, hereby consent to the following action by the Board of Directors without a meeting:

***Authorize that a lien be recorded on the properties with assessor parcel numbers 200-281-35 & 200-291-23, in the event payment in full is not received by the deadline imposed in the Intent to Lien letter(s) dated May 15, 2008.***

Dated: 6/3/08

  
Robert Kriensky

Dated: \_\_\_\_\_

\_\_\_\_\_  
David Schaack

Dated: \_\_\_\_\_

\_\_\_\_\_  
Candace Dixon

Dated: \_\_\_\_\_

\_\_\_\_\_  
Blythe Cavanaugh

Dated: \_\_\_\_\_

\_\_\_\_\_  
Erin Capito

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Dated: \_\_\_\_\_

\_\_\_\_\_  
*Robert Kriensky*


Dated: \_\_\_\_\_

\_\_\_\_\_  
*David Schaack*

Dated: \_\_\_\_\_

\_\_\_\_\_  
*Candace Dixon*

Dated: 5/29/08

  
\_\_\_\_\_  
*Blythe Cavanaugh*

Dated: \_\_\_\_\_

\_\_\_\_\_  
*Erin Capito*

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Dated: \_\_\_\_\_

\_\_\_\_\_  
*Robert Kriensky*

Dated: 5/31/08 \_\_\_\_\_

\_\_\_\_\_  
*David Schaack*

Dated: \_\_\_\_\_

\_\_\_\_\_  
*Candace Dixon*

Dated: \_\_\_\_\_

\_\_\_\_\_  
*Blythe Cavanaugh*

Dated: \_\_\_\_\_

\_\_\_\_\_  
*Erin Capito*

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\_\_\_\_\_  
*Robert Kriensky*

Dated: \_\_\_\_\_

\_\_\_\_\_  
*David Schaack*

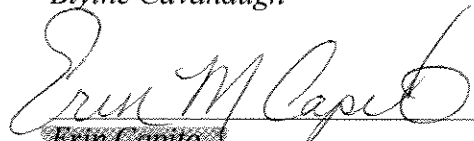
Dated: 5-29-08

  
\_\_\_\_\_  
~~Candace Dixon~~

Dated: \_\_\_\_\_

\_\_\_\_\_  
*Blythe Cavanaugh*

Dated: 5-29-08

  
\_\_\_\_\_  
~~Erin Caputo~~

**RAMS HILL COMMUNITY ASSOCIATION  
CONSENT TO ACTION WITHOUT  
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We, the undersigned, being all Directors of the Rams Hill Community Association, a California non-profit corporation, hereby consent to the following action by the Board of Directors without a meeting:


*It is resolved that the board authorizes that foreclosure be initiated on the properties with assessor parcel numbers listed below, in the event payment in full is not received by the deadline imposed in the Final Notice letter(s) dated April 14, 2008.*

*Assessor's Parcel Numbers 200-330-03,200-330-16*

Dated: \_\_\_\_\_

\_\_\_\_\_  
*Robert Kriensky*

Dated: \_\_\_\_\_

  
\_\_\_\_\_  
*David Schaack*

Dated: \_\_\_\_\_

\_\_\_\_\_  
*Candace Dixon*

Dated: \_\_\_\_\_

\_\_\_\_\_  
*Blythe Cavanaugh*

Dated: \_\_\_\_\_

\_\_\_\_\_  
*Erin Capito*

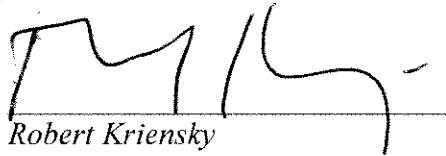
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*Assessor's Parcel Numbers 200-330-03,200-330-16*

Dated: 4/30/08

  
Robert Kriensky

Dated: \_\_\_\_\_

\_\_\_\_\_  
David Schaack

Dated: \_\_\_\_\_

\_\_\_\_\_  
Candace Dixon

Dated: \_\_\_\_\_

\_\_\_\_\_  
Blythe Cavanaugh

Dated: \_\_\_\_\_

\_\_\_\_\_  
Erin Capito



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***Assessor's Parcel Numbers 200-330-03,200-330-16***

Dated: \_\_\_\_\_

\_\_\_\_\_  
*Robert Kriensky*


Dated: \_\_\_\_\_

\_\_\_\_\_  
*David Schaack*

Dated: \_\_\_\_\_

\_\_\_\_\_  
*Candace Dixon*

Dated: \_\_\_\_\_

  
\_\_\_\_\_  
*Blythe Cavanaugh*

Dated: 4-23-08

  
\_\_\_\_\_  
*Erin Capito*

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***Assessor's Parcel Numbers 200-330-03,200-330-16***

Dated: \_\_\_\_\_

\_\_\_\_\_  
*Robert Kriensky*

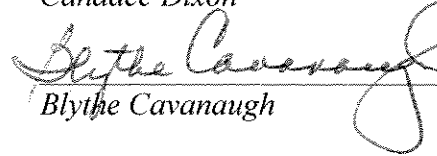
Dated: \_\_\_\_\_

\_\_\_\_\_  
*David Schaack*

Dated: \_\_\_\_\_

\_\_\_\_\_  
*Candace Dixon*

Dated: \_\_\_\_\_

  
\_\_\_\_\_  
*Blythe Cavanaugh*

Dated: \_\_\_\_\_

\_\_\_\_\_  
*Erin Capito*

RAMS HILL COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS  
ORGANIZATIONAL MEETING MINUTES  
APRIL 4, 2008

The meeting was called to order at 3:50 p.m. After discussion it was decided that the following directors would serve in the following positions:

Robert Kriensky	President
David Schaack	Vice President
Candace Dixon	Secretary
Blythe Cavanaugh	Treasurer
Erin Capito	Director

The meeting was adjourned at 3:55 p.m.

Respectfully Submitted By:  
Kerin Shugart

**RAMS HILL COMMUNITY ASSOCIATION**  
**2008 Annual Meeting of Members Minutes**

April 4, 2008

**I. Call to order**

President **Bob Kriensky** called to order the annual meeting of the members of the **Rams Hill Community Association** at **2:05 p.m.** on **April 4, 2008** in the **DeAnza Room at La Casa Del Zorro, Borrego Springs, CA.**

**II. Roll call**

There was no formal roll call, as members had signed in as they entered the meeting place. B. Kriensky welcomed members to the meeting.

**III. Approval of minutes from last meeting**

Wes Porter made a motion to approve the minutes of the 2007 meeting. The minutes were approved as mailed to members.

**IV. Review of Association Issues**

- a) The Estates and Santa Rosa neighborhoods were re-paved using reserves to cover the cost. The Vallecitos roads were also paved with the cost being covered by the developer. Santa Fe and San Felipe will be done next.
- b) A new landscape contract was signed, and things are much improved.
- c) The Association has grown for the first time in several years with the addition of the Vallecitos phase III. There are currently 16 new dues paying members.

**V. Treasurers Report**

Blythe Cavanaugh reported that the dues had been raised a minimal amount of \$5.00 per month.

**VI. New Business**

Kerin Shugart, Association Manager introduced herself and explained the voting procedure for the Board of Directors.

**VII. Open Forum of Members**

1. A request was made by a member that the developer might trim and/or remove dead and dying palm trees on golf course. The same owner asked if something could be done about the large mounds of dirt to the north of the Santa Rosa neighborhood.
2. Ted Gamble (Santa Rosa) asked a follow up question from last year regarding the front entry. Specifically, who owns the modifications, and if the costs would be increased, and who would be responsible. B. Kriensky replied that the Association owns the modified entry, but the developer had been given the right to make the modifications and has paid for them. The maintenance thus far has been covered by the developer. The Kiosk staff is covered by the HOA.

3. John Bridges (Santa Fe) inquired as to when the security gates will be re-installed, and if there was to be controlled access. B. Kriensky replied that it was the intention of the developer to have controlled access. C. Dixon said that a gate was scheduled to be installed at the Kiosk by June, and that there will be separate access for owners and visitors.
4. Glenn Stokes (Santa Fe) asked that the board have the management company calculate the kwh and acres of water used on the old entry compared to the new one. B. Kriensky agreed, and also noted that the board is looking into turning off water to many of the lawns.
5. Gail Allen (Santa Rosa) wanted the budget increases explained.
6. Kathy McHenry (Santa Fe) expressed that it was her understanding that a construction road was to be utilized rather than construction vehicles driving through the neighborhood. This has not been done.....is there a completion date? C. Dixon replied that there was such a road, but they still needed to use community roads.
7. Maggie McGuire (Casitas) wanted to know the hours of the uplighting use. B. Kriensky said they are off by 10:00 p.m.
8. Anne Dermody (Santa Fe) noted that many guests from La Casa have access to the private neighborhoods. Is this going to be addressed? B. Kriensky assured these guests would not be security risks. The old dual gate system gave the owners a better sense of security.
9. Bert Hutchinson (Casitas) asked when the HOA office would be moved out of the Casitas. B. Kriensky replied that the Board is addressing the issue and the office will be moved soon.
10. Beverly Hansburger (Santa Rosa) inquired as to how the lack of gates would affect her insurance, as she had applied as living in a gated community. B. Kriensky felt that it would be negligible.
11. A member asked why the upper gate was removed. The answer was because when they tore down the old kiosk, the power went with it. B. Kriensky said the board would look into it.
12. Dave Jackson (San Felipe) wanted to know if the upper gate would be replaced, but was told that due to the new location of the kiosk, it would make it difficult to operate. He also had concerns about how the new kiosk was built.
13. John Bridges (Santa Fe) had a question regarding a change of ownership. B. Kriensky answered that yes, it had changed, but Greg Perlman was still the principal owner, and the vision remains the same. The official announcement would be made shortly.
14. Glenn Stokes (Santa Fe) recommended that the old decal system be reinstated as I.D. for security. He also suggested that a detailed visitor log be kept. B. Kriensky agreed and a log will be started.
15. Jane Daniels (Santa Rosa) agreed with the decal idea for I.D.
16. John Kindschuh (Santa Rosa) asked for an explanation of beneficial income as homes and lots are sold.
17. Beverly Hansburger (Santa Rosa) asked if the developer was paying dues on the new lots, and where is the increased income coming from.

**VIII. Adjournment**

**Bob Kriensky** adjourned the meeting at **3:07 p.m.**

Minutes submitted by:

Minutes approved by:

**RAMS HILL COMMUNITY ASSOCIATION  
BOARD OF DIRECTOR'S MEETING  
MINUTES**

Friday, March 21, 2008

The meeting was called to order by President Bob Kriensky at 1672 Las Casitas Drive, Borrego Springs, California at 10:30 a.m. Directors present were Blythe Cavanaugh, David Schaack, & Candace Dixon. Others present were Wes Porter and Kerin Shugart of Professional HOA Consultants, Inc. A quorum was established.

The minutes of the meeting held November 30, 2007 were reviewed. A motion was made by David Schaack and seconded by Blythe Cavanaugh to approve the minutes as submitted. The motion was approved unanimously.

Treasurer Cavanaugh gave the financial report. She mentioned that the developer dues were consistently being posted after the 15<sup>th</sup> of the month. Candace Dixon will be handling the payments going forward and this should no longer be a problem.

**OLD BUSINESS**

Front Entry Plan – David Schaack requested that the developer supply the RHCA with a plan prior to the area maintenance being performed by the association. Candace will work on getting the landscape plan.

HOA Management Office – David Schaack would like to see the office moved out of the Casitas neighborhood. He suggested a modular be put in near the golf maintenance area. Bob Kriensky stated that he would inquire as to the availability of one of the developer's three Casitas models that are currently being used for office space.

Architectural Guideline Status – David Schaack informed the board that he had met with Scott Berkus and that a draft guideline is being worked on. He had reviewed a draft and confirmed that Berkus has reviewed all of the existing neighborhood guidelines.

Neighborhood Association CC&R's – Bob Kriensky confirmed that the neighborhood CC&R's were being reviewed.

Daoust Alternative Dispute Issue – This issue was discussed. It was noted that the property is vulnerable from Yaqui Pass Rd. It was ultimately decided that the Estates board would be polled to see what their position was regarding the Daoust fence.

**NEW BUSINESS**

Summer Turf Watering – The board directed Kerin Shugart to have the water to the RHCA common area turf shut off June 1<sup>st</sup> for the summer and to resume watering at the time of the over-seeding process.

Access Control Procedure (Gates) – The gate installation going up the hill on Rams Hill Drive was discussed. David Schaack indicated that he would like to see those gates replaced. Candace

stated that she would investigate the feasibility of the replacement. At this time there is no information on gates or controllers. Bob Kriensky indicated that they should have a plan soon. Blythe Cavanagh suggested that workers should be given a placard to place on their dash for identification purposes. Candace stated that they would be working on a homeowner and guest pass emblem.

Paving Proposal for Asphalt Sealing – Bids were reviewed for asphalt sealing from Joe’s Paving for the Estates and Santa Rosa areas. It was noted that bids will need to be requested for Santa Fe and the cul-de-sac areas of San Felipe. There was also discussion regarding fog coating or slurry sealing. Kerin Shugart to investigate and see what the differences are.

Fining Schedule for Violations – The board reviewed the draft fining schedule. A motion was made by Bob Kriensky to approve the fining schedule as written. The motion was seconded by David Schaack and passed unanimously.

Removal of Director Alicia Hillidge – A motion was made by David Schaack to accept the resignation of Alicia Hillidge. Blythe Cavanaugh seconded the motion. The motion to accept the resignation of Alicia Hillidge was unanimous.

Carrizo Neighborhood Parking – It was noted that there are no areas for visitor or overflow parking in the Carrizo neighborhood. Candace Dixon will look into this issue. David Schaack indicated that he had made this known to Scott Berkus.

#### ANNUAL MEETING REVIEW

The RHCA annual meeting is set for Friday, April 4, 2008 and will be held at La Casa del Zorro. It was noted that there definitely should be a representative of the developer at the meeting to answer any questions. David Schaack requested that the developer nominations be considered in the best interest of Montesororo.

Bob Kriensky announced that Borrego Investors, LLC is now GHLA Montesororo Investors, LLC. This brings a new strategic partner to further enhance the declarant. He stated that there would be additional details regarding the new partnership forthcoming.

With no other business to come before the meeting a motion was made by David Schaack and seconded by Bob Kriensky to adjourn the meeting. The meeting adjourned at 11:20 a.m.