

**RAMS HLL COMMUNITY ASSOCIATION
BOARD MEETING MINUTES**

Wednesday, July 1, 2009

A meeting of the Board of Directors of the Rams Hill Community Association was called to order at 11:00 a.m. by President Bob Kriensky. The meeting was held via teleconference. Directors present were Blythe Cavanaugh, Candace Dixon, & Leann Harris. Kerin Shugart & Wes Porter of Professional HOA Consultants, Inc. were also present.

The minutes of the board meeting held on March 20, 2009 were reviewed. A motion was made by Blythe Cavanaugh to approve the minutes as written. The motion was seconded by Candace Dixon. Vote was unanimous, motion passed. The minutes of the Organizational Board Meeting held on April 3, 2009 were reviewed. A motion was made by Blythe Cavanaugh to approve the minutes as submitted. Candace Dixon seconded the motion. Vote was unanimous; motion passed.

Treasurer Cavanaugh gave the financial report. It was noted that five delinquent accounts have had liens placed on them. Bob Kriensky made a motion to accept the financial report. Candace Dixon seconded the motion. Vote was unanimous; motion passed.

Old Business

Landscaping Issues – Blythe Cavanaugh brought up the fact that the areas that are now golf course maintained are not in a well kept condition. The area in Santa Fe that were Santa Fe lots that is now a part of the golf course is full of weeds in and in need of trimming. The Board directed Kerin Shugart to take Steve Gregory, Golf Course Superintendant on a tour of the neglected areas. Kerin Shugart reported that the water had been shut off to the turf areas for the summer months. The palm trees have been trimmed.

Owner Gate/Rams Hill Drive – This was tabled for a future meeting.

Entry Gates – Nothing to report. Gates seem to be operating in good order.

Stop/Yield Signage at Clinic Intersection – Kerin Shugart reported that the signage is in place and so far seems to be effective.

Electrical/Irrigation Issue at Rams Hill Drive – Kerin Shugart noted that this still has not been resolved. She will get Bob Potratz to look at the issue.

Red Curbs – The community red curbs are painted.

Asphalt Schedule/Sealing of Phases 1 & 2 – Two bids were reviewed for the asphalt sealing. After review a motion was made by Bob Kriensky to accept the bid from George Weir Asphalt in the amount of \$13,497.00 for the sealing of the streets in Estates and Santa Rosa. The motion was seconded by Candace Dixon. Vote was unanimous; motion passed. Kerin Shugart to get

out the notices to the affected homeowners. The Board directed Kerin Shugart to get bids for the re-paving of the Santa Fe streets.

New Business

Transfer Front Entry Maintenance from MGSC to RHCA – Bob Kriensky informed the board that Steve Gregory was running a skeleton crew at the golf course operation and can no longer afford to expend the labor of his guys at the front entry. They have been checking the irrigation and performing the maintenance. A motion was made by Bob Kriensky to transfer the maintenance of the front entry area to the Rams Hill Community Association. The motion was seconded by Candace Dixon. Vote was unanimous; motion carried.

Transfer Kiosk Employee Management/Payroll from MGSC to RHCA - Bob Kriensky stated that the developer no longer has an interest in performing the management or oversight of the kiosk operation or the front entry. He indicated that the Rams Hill Community Association should take on the responsibility of the kiosk employees. Bob stated that GH Capital will pay their COBRA insurance and he indicated that their hourly wage should remain the same. Wes Porter agreed to take on the kiosk staff as employees of Professional HOA Consultants, Inc. and bill the community association. A motion was made by Bob Kriensky to transfer the oversight and operation of the kiosk to the Rams Hill Community Association. The motion was seconded by Candace Dixon. Vote was unanimous; motion carried.

The staffing hours at the kiosk were discussed. A motion was made by Blythe Cavanaugh to eliminate the graveyard shift on a trial basis through 9/30-/09. The motion was seconded by Candace Dixon. Vote was unanimous; motion passed.

Rentals were discussed. Bob Kriensky stated that rentals will be handled through the Borrego Ranch and any issues that come up can be directed to the manager, Sean McGacken. He also indicated that the Borrego Ranch can be contacted for any engineering or maintenance items.

Landscape Maintenance Contract Front Entry – Bids from landscape maintenance contractors for the front entry area were reviewed. Blythe Cavanaugh reminded about the long-standing front entry maintenance contribution that requires the declarant to reimburse the association for a portion of the actual maintenance expense. Blythe Cavanaugh also wants reassurance from an independent source that the irrigation is in good working order. A motion was made by Bob Kriensky to accept the proposal from Western Landscape in the amount of \$4,500.00 per month for the front entry maintenance from Yaqui Pass Rd. to the intersection of the Rams Hill Road and Rams Hill Drive; the contractor to provide the association with a report on the irrigation. Candace Dixon seconded the motion. Vote was unanimous; motion carried.

Review of Rams Hill Rd. Agreement between GHLA Montesorro Investors and RHCA – An agreement was presented for approval and signature from the developer. The agreement indicates that the community association will take the responsibility for the new portion of Rams Hill Rd. Blythe Cavanaugh stated that she did not feel comfortable accepting the agreement until legal counsel could look it over. Bob Kriensky made a motion to forward the document to association attorney Joel Kriger for review with a not-to-exceed time limit of two billable hours and provide an opinion on the document. Blythe Cavanaugh seconded the motion. Vote was

unanimous; motion carried. If the document is acceptable to attorney Kriger the board will act by Action without a Board Meeting to approve the agreement.

Kerin Shugart informed the Board that the date palm trees around the Kiosk have not been trimmed and they are bearing fruit. This will get quite messy if the dates are left to drop. Bob Kriensky will speak with Steve Gregory and get back to Kerin on how to proceed. He indicated a 50/50 split for the palm trimming between the developer and the community association.

The next meeting will be determined at a future date.

The meeting was adjourned at 11:45 a.m.

Submitted

Secretary

Date

**RAMS HLL COMMUNITY ASSOCIATION
EMERGENCY ACTION BY THE BOARD
MEETING MINUTES**

Friday, November 6, 2009

An emergency meeting of the Board of Directors of the Rams Hill Community Association was called to order at 1:00 p.m. by Blythe Cavanaugh and David Schaack. The meeting was held at 1842 Las Casitas Drive, Borrego Springs, California. Others present by invitation were Glenn Clark representing Santa Rosa, Lucy Schaack representing San Felipe, Wes Porter representing Casitas, and Ginny O'Neel and Hank Schuette representing Vallecitos. It was noted that Blythe Cavanaugh also represents Santa Fe and David Schaack represents Estates. Kerin Shugart of Professional HOA Consultants, Inc. was also present.

Blythe Cavanaugh and David Schaack informed those present that the declarant GHLAMI is currently in default due to non-payment of the monthly assessments as well as the front entry maintenance money. They went over the language that was written into the Amended CC&R's that gives the homeowner board members that ability to provide written notice to the declarant to cure a default and if not remedied in 30 days, the two board members are in control of the board.

After discussion, Blythe Cavanaugh and David Schaack voted to serve notice to GHLAMI/Borrego Investors in writing giving 30 days to cure the default pursuant to the governing documents.

They agreed to keep the neighborhood Board Presidents informed going forward.

The next meeting will be determined at a future date.

The meeting was adjourned at 1:45 p.m.

Submitted

Secretary

Date

**RAMS HLL COMMUNITY ASSOCIATION
BOARD MEETING MINUTES**

Monday, November 23, 2009

A meeting of the Board of Directors of the Rams Hill Community Association was called to order at 10:00 a.m. by President Bob Kriensky on Monday, November 23, 2009. The meeting was held via teleconference. Other Board members present were Blythe Cavanaugh, David Schaack, Leann Harris, and Cheryl London. Wes Porter and Kerin Shugart of Professional HOA Consultants, Inc. were also present.

New Business

Review and Approve 2010 Budget and Reserve Study – The draft budget for 2010 was reviewed and discussed. Several budgeted items were reviewed and discussed. David Schaack asked Wes Porter if the front entry maintenance agreement money is billable as a receivable. Wes stated that it is. Delinquencies should be projected and factored in.

The reserve study was reviewed. Blythe Cavanaugh made a motion to accept the reserve study. David Schaack seconded the motion. Vote was unanimous; motion carried.

A motion was made by David Schaack to approve the budget for 2010 as presented with no increase in dues, keeping the monthly dues payment at \$135.00. Blythe Cavanaugh seconded the motion. Vote was unanimous; motion carried.

The letter dated November 6, 2009 that was sent to GHLAMI by Blythe Cavanaugh and David Schaack was discussed. Bob Kriensky indicated that he could not comment and was unaware that the dues had not been paid.

The next meeting will be determined at a future date.

The meeting was adjourned at 10:30 a.m.

Submitted

Secretary

Date