

**RANCHO FANITA VISTA HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**APRIL 4, 2011**  
**MINUTES**

The Rancho Fanita Vista Homeowners Association Meeting was called to order by the Association President, Wayne Mitchell at 6:30 p.m. In the Residence of 8571 Paseo Del Sol in Santee, Ca 92071.

**Directors Present:**

Wayne Mitchell	President
Daniel Rawlins	Vice President
Jeannie Steffen	Treasurer
Meredith Holmes	Secretary

**Also Present:** Joseph G. Apparito, CCAM Community Manager

**HOMEOWNERS FORUM**

No Homeowners were present for this meeting.

**MEETING MINUTES**

The Board reviewed the Open Session Meeting Minutes of March 7, 2011 and upon a motion made, seconded and carried, the Board approved the Minutes as presented.

The Board reviewed the Executive Session Meeting Minutes of March 7, 2011 and upon a motion made, seconded and carried, the Board approved the Minutes as presented.

**FINANCIAL REPORT**

The Board reviewed the Financial Report for period ending February 28, 2011. The balance in the Operating Account as of February 28, 2011 is \$8,983.39 and the balance in the Reserve Account is \$60,223.43 which is up from \$40,206.90 at the beginning of the 2010 fiscal year. It was noted that the approved asphalt repair work at a cost of \$35,000.00 will be paid from the Reserve Account. Upon a motion made, seconded and carried, the Board approved the Financial Report as presented to be filed pending audit.

**COMMITTEE REPORTS**

**Architectural**

8623 Paseo Del Sol: The Homeowner has requested approval to install a sidewalk in the rear side yard along the side of the garage. Upon recommendation of the Architectural Chairperson and upon a motion made, seconded and carried, the Board approved the request as presented.

**Landscape**

A landscape walk-thru inspection of the Community was conducted on March 14, 2011 and a report was provided to the Board for review. All items on the report have been addressed or are in process of completion.

Competing Landscape Maintenance Bids have been obtained for review by the Board to determine if the current contract specifications and pricing are within a competitive range. The proposals include mowing and weed trimming of the open field twice annually. This item has been tabled to the next scheduled meeting pending providing an opportunity for the current landscaper to provide their best and final bid.

### **Pool & Spa**

There have been concerns raised regarding the performance of the current pool vendor. The board has instructed Management to obtain competing pool maintenance bids to determine if the current contract specifications and pricing are within a competitive range. This item has been tabled to the next scheduled meeting for further review and discussion.

### **Streets & Parking**

J & S Asphalt has scheduled a slurry coat of all asphalt throughout the community as well as repainting all parking and stop signs on 2 separate weeks. Half of the Community will be sealed and stripped on April 11<sup>th</sup> & 12<sup>th</sup> and the other half of the Community will be sealed and stripped on April 18<sup>th</sup> & 19<sup>th</sup>. Vehicles will not be allowed access on the asphalt from 7am – 6pm each of the days.

### **UNFINISHED BUSINESS**

No unfinished business scheduled for this period.

### **NEW BUSINESS**

#### **Stucco Wall Repair**

The Board has approved the repair, preparation & painting of several of the common area stucco walls by Empire Painting. Notices are to be distributed to homeowners that are responsible for stucco retaining walls in their front yards. The notices are to state a cost for repairing, preparation & painting of individual walls.

### **Homeowner Correspondence**

All Homeowner correspondence for this period was reviewed and no further action was taken or needed at this time.

### **ADJOURNMENT**

Upon a motion made, seconded and carried, the meeting was adjourned to Executive Session at 7:20 p.m.

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**Secretary**

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**Date**

**RANCHO FANITA VISTA HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**MARCH 7, 2011**  
**MINUTES**

The Rancho Fanita Vista Homeowners Association Meeting was called to order by the Association President, Wayne Mitchell at 6:32p.m. In the Residence of 8575 Paseo Del Sol in Santee, Ca 92071.

<b>Directors Present:</b>	Wayne Mitchell	President
	Daniel Rawlins	Vice President
	Jeannie Steffen	Treasurer
	Meredith Holmes	Secretary

<b>Also Present:</b>	Joseph G. Apparito, CCAM	Community Manager
	One Homeowner	

**HOMEOWNERS FORUM**

Micah Lacina of Empire Community Painting was present to answer questions regarding the preparation & painting of the common area stucco walls throughout the community. A Homeowner submitted an Architectural Improvement Request Form to re-landscape the front yard of their home. This item will be discussed later in the meeting.

**MEETING MINUTES**

The Board reviewed the Annual Meeting of Members Minutes of February 7, 2011 and approved them to be filed pending approval at the next scheduled Annual Meeting of Members.

The Board reviewed the Organizational meeting minutes of February 7, 2011 and upon a motion made, seconded and carried, the Board approved the Minutes as presented.

The Board reviewed the Open Session Meeting Minutes of February 7, 2011 and upon a motion made, seconded and carried, the Board approved the Minutes as presented.

The Board reviewed the Executive Session Meeting Minutes of February 7, 2011 and upon a motion made, seconded and carried, the Board approved the Minutes as presented.

**FINANCIAL REPORT**

The Board reviewed the Financial Report for period ending January 31, 2011. The balance in the Operating Account as of January 31, 2011 is \$10,700.95 and the balance in the Reserve Account is \$58,461.72 which is up from \$40,206.90 at the beginning of the 2010 fiscal year. It was noted that the approved asphalt repair work at a cost of \$35,000.00 will be paid from the Reserve Account. Upon a motion made, seconded and carried, the Board approved the Financial Report as presented to be filed pending audit.

**COMMITTEE REPORTS**

**Architectural**

9179 Paseo De Marguerita: The Homeowner has requested approval to replace the front yard turf areas with drought resistant plants and mulch. Upon recommendation of the Architectural Chairperson and upon a motion

made, seconded and carried, the Board approved the request with a recommendation that the homeowner install a weed screen cloth and apply pre-emergent weed herbicide prior to planting.

### **Landscape**

A landscape walk-thru inspection of the Community was conducted on February 14, 2011 and a report was provided to the Board for review. All items on the report have been addressed or are in process of completion.

Competing Landscape Maintenance Bids have been obtained for review by the Board to determine if the current contract specifications and pricing are within a competitive range. This item has been tabled to the next scheduled meeting for further discussion and review. The proposals will include mowing and weed trimming of the open field twice annually.

### **Pool & Spa**

There have been no concerns or issues reported for this period.

### **Streets & Parking**

J & S Asphalt has scheduled repair and replacing damaged asphalt throughout the community – weather pending on Monday March 14<sup>th</sup> and Tuesday March 15<sup>th</sup>. A slurry coat of all asphalt throughout the community as well as repainting all parking and stop signs will be scheduled approximately 30 days after repairs to allow the new asphalt to cure.

### **UNFINISHED BUSINESS**

#### **March 2011 Community Newsletter**

A Community Newsletter been drafted for review by the Board prior to distribution. The new fence paint code and stucco wall paint code will be included in the newsletter as well as an article regarding the proposed asphalt repairs. The Newsletter has been approved for distribution.

### **NEW BUSINESS**

#### **Homeowner Correspondence**

All Homeowner correspondence for this period was reviewed and no further action was taken or needed at this time.

### **ADJOURNMENT**

Upon a motion made, seconded and carried, the meeting was adjourned to Executive Session at 7:23 p.m.

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**Secretary**

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**Date**

**RANCHO FANITA VISTA HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**FEBRUARY 7, 2011**  
**MINUTES**

The Rancho Fanita Vista Homeowners Association Meeting was called to order by the Association President, Wayne Mitchell at 7:14 p.m. in the Residence of 8592 Paseo Ladera in Santee, Ca 92071.

**Directors Present:**

Wayne Mitchell	President
Daniel Rawlins	Vice President
Jeannie Steffen	Treasurer
Meredith Holmes	Secretary

**Also Present:** Joseph G. Apparito, CCAM Community Manager

**HOMEOWNERS FORUM**

An Open Homeowners Forum was held during the Annual Meeting held just prior to this meeting.

**MEETING MINUTES**

The Board reviewed the Open Session Meeting Minutes of January 3, 2011 and upon a motion made, seconded and carried, the Board approved the Minutes as presented.

The Board reviewed the Executive Session Meeting Minutes of January 3, 2011 and upon a motion made, seconded and carried, the Board approved the Minutes as presented.

**FINANCIAL REPORT**

The Board reviewed the Financial Report for period ending December 31, 2010. The balance in the Operating Account as of December 31, 2010 is \$10,691.25 and the balance in the Reserve Account is \$55,419.00 which is up from \$40,206.90 at the beginning of the 2010 fiscal year. Upon a motion made, seconded and carried, the Board approved the Financial Report as presented to be filed pending audit.

**COMMITTEE REPORTS**

**Architectural**

8568 Paseo Ladera: The Homeowner has requested approval to replace the current wood garage door with a standard roll up model. Upon recommendation of the Architectural Chairperson and upon a motion made, seconded and carried, the Board approved the request with the condition the color complies with the color scheme for this unit.

9164 Paseo Cresta: The Homeowner has requested approval to upgrade the front landscape of their home with either mulch or rocks and shrubs. Upon recommendation of the Architectural Chairperson and upon a motion made, seconded and carried, the Board approved the request with the condition that the owner consider not using bamboo in the landscape design.

9160 Paseo De Marguerita: The Homeowner has requested approval to upgrade the front landscape of their home with drought resistant plants. Upon recommendation of the Architectural Chairperson and upon a motion made, seconded and carried, the Board approved the request as submitted.

### **Landscape**

A landscape walk-thru inspection of the Community was conducted on January 10, 2011 and a report was provided to the Board for review. All items on the report have been addressed or are in process. Competing bids will be obtained for landscape maintenance to be reviewed by the Board to determine if the current contract specifications and pricing are within a competitive range.

The Board reviewed a proposal from Green Horizons to apply Dimension Pre-Emergent to all lawn areas to control broad leaf weeds and crabgrass. After review and discussion a motion was made, seconded and carried to approve the proposal as submitted. The Landscaper will be contacted to determine if they will provide this service to the front lawns of individual homes at the same time they schedule the common areas for a discounted price.

### **Pool & Spa**

Only minor concerns or issues have been reported for this period including individuals leaving cigar, cigarette butts and trash around the spa area periodically. The surveillance cameras will be checked to attempt to identify the residents responsible so corrective action may be taken by the Association.

### **Streets & Parking**

The asphalt has failed in several areas of the community and asphalt repair proposals have been obtained from J & S Asphalt, Angus Asphalt and Kirk Paving for major repairs and sealing. After meeting with individual asphalt contractors and after further discussion a motion was made, seconded and carried to approve the proposal from J & S Asphalt. A follow up walkthrough of the community will be scheduled with J & S to verify the scope of work to be completed prior to work scheduled.

### **UNFINISHED BUSINESS**

#### **New Signage**

Upon a motion made, seconded and carried, the Board has approved the purchase of two (2) new No Trespassing signs for installation in pre-designated areas of the Community.

### **NEW BUSINESS**

#### **March 2011 Community Newsletter**

A Community Newsletter is in process of being drafted for review by the Board prior to distribution. The new fence paint code and stucco wall paint code will be included in the newsletter as well as an article regarding the proposed asphalt repairs.

### **Homeowner Correspondence**

All Homeowner correspondence for this period was reviewed and no further action was taken or needed at this time.

### **ADJOURNMENT**

Upon a motion made, seconded and carried, the meeting was adjourned to Executive Session at 8:06 p.m.

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**Secretary**

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**Date**

**The Next Scheduled Meeting is Monday, March 7, 2011**

**Professional HOA Consultants, Inc.**  
*MANAGEMENT SERVICING HOMEOWNERS ASSOCIATIONS*  
8181 Mission Gorge Road Ste. E  
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**RANCHO FANITA VISTA HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**JANUARY 3, 2011**  
**MINUTES**

The Rancho Fanita Vista Homeowners Association Meeting was called to order by the Association Vice President, Daniel Rawlins at 6:30 p.m. in the Residence of 8568 Paseo Del Sol in Santee, Ca 92071.

**Directors Present:** Daniel Rawlins                      Vice President  
                                 Jeannie Steffen                      Treasurer  
                                 Meredith Holmes                      Secretary

**Directors Absent:** Wayne Mitchell                      President

**Also Present:** Joseph G. Apparito, CCAM      Community Manager  
                                 Two Homeowners

**HOMEOWNERS FORUM**

The Homeowners of unit 42 were present to discuss violation notices they received from the Association regarding the installation of a wood fence that did not conform to the architectural design established for the Community along with a request for them to paint the wood trim on their home. The Homeowners have committed to completing both items before the next scheduled Board meeting.

**MEETING MINUTES**

The Board reviewed the Open Session Meeting Minutes of December 6, 2010 and upon a motion made, seconded and carried, the Board approved the Minutes as presented.

The Board reviewed the Executive Session Meeting Minutes of December 6, 2010 and upon a motion made, seconded and carried, the Board approved the Minutes as presented.

**FINANCIAL REPORT**

The Board reviewed the Financial Report for period ending November 30, 2010. The balance in the Operating Account as of November 30, 2010 is \$5,070.62 and the balance in the Reserve Account is \$54,127.62 which is up from \$40,206.90 at the beginning of the 2010 fiscal year. Upon a motion made, seconded and carried, the Board approved the Financial Report as presented to be filed pending audit.

**COMMITTEE REPORTS**

**Architectural**

8568 Paseo Ladera: The Homeowner has requested approval to replace the current wood garage door with a standard roll up model. This item has been tabled pending the Architectural Chairperson contacting the Homeowner for additional information and verification on color scheme.

9164 Paseo Cresta: The Homeowner has requested approval to replace sod located in the front of their home with either mulch or rocks. This item has been tabled pending obtaining additional information from the Homeowner.

### **Landscape**

A landscape walk-thru inspection of the Community was conducted on December 14, 2010 and a report was provided to the Board for review. All items on the report have been addressed or completed. Competing bids will be obtained for landscape maintenance to be reviewed by the Board. Board Members reported irrigation running during rainy days, the Landscaper will be contacted to verify that irrigation is turned off during rainy periods.

### **Pool & Spa**

No concerns or issues to report for this period, everything is in good working order.

### **Streets & Parking**

Asphalt repair proposals are being obtained for review and discussion and will remain on the agenda. Towing sign placement will be verified during the next scheduled walk-thru inspection.

Precision Concrete has scheduled January 7, 2011 for the removal of several concrete trip hazards that have been identified during an inspection. Work completed will be inspected during the next walk-thru inspection.

### **UNFINISHED BUSINESS**

No unfinished business scheduled for this period.

### **NEW BUSINESS**

#### **2011 Annual Meeting Review**

The Annual Meeting of Members is scheduled for February 7, 2011 at 6:30 p.m. at the residence of 8592 Paseo Ladera. Two (2) board seats are up for election to serve a two (2) year term. The Association urges all interested Homeowners to consider serving on the Board of Directors.

#### **Homeowner Correspondence**

All Homeowner correspondence for this period was reviewed and no further action was taken or needed at this time. A Name & Address Report is provided to the Board on a quarterly basis.

### **ADJOURNMENT**

Upon a motion made, seconded and carried, the meeting was adjourned to Executive Session at 7:30 p.m.

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**Secretary**

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**Date**

**Professional HOA Consultants, Inc.**

*MANAGEMENT SERVICING HOMEOWNERS ASSOCIATIONS*

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**RANCHO FANITA VISTA HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
DECEMBER 6, 2010  
MINUTES**

The Rancho Fanita Vista Homeowners Association Meeting was called to order by the Association President, Wayne Mitchell at 6:35 p.m. in the Residence of 8571 Paseo Del Sol in Santee, Ca 92071.

**Directors Present:** Wayne Mitchell President  
Daniel Rawlins Vice President  
Jeannie Steffen Treasurer  
Meredith Holmes Secretary

**Also Present:** Joseph G. Apparito, CCAM Community Manager  
One Homeowner

**HOMEOWNERS FORUM**

A Homeowner reported that people from outside of the Community have been parking in front of the vehicle gates and allowing their dogs to roam in the open field area. The area around the vehicle gates will be inspected during the next scheduled walk-thru of the Community on December 14<sup>th</sup> for proper signage and possibly painting the curbing red. The incoming gate will be inspected by Behar Gate to adjust the opening and closing motion.

**MEETING MINUTES**

The Board reviewed the Open Session Meeting Minutes of October 4, 2010. After review and further discussion a motion was made, seconded and carried to approve the Minutes as presented.

The Board reviewed the Executive Session Meeting Minutes of October 4, 2010 and upon a motion made, seconded and carried, the Board approved the Minutes as presented.

**FINANCIAL REPORT**

The Board reviewed the Financial Reports for periods ending September 30, 2010 and October 31, 2010. The balance in the Operating Account as of October 31, 2010 is \$3,967.08 and the balance in the Reserve Account is \$52,836.08 which is up from \$40,206.90 at the beginning of the 2010 fiscal year. Upon a motion made, seconded and carried, the Board approved the Financial Reports as presented to be filed pending audit.

The Board reviewed proposals from Terry Tagwerker, CPA and Sonnenberg & Co. CPA's to prepare the 2010 audit and tax returns. After review and discussion a motion was made, seconded and carried to approve the proposal from Terry Tagwerker, CPA as presented.

Upon a motion made, seconded and carried, the Board has resolved that a Lien be recorded on the property with Assessor Parcel Number 386-660-52-00 in the event payment in full is not received by the deadline imposed in the Intent to Lien Letter.

**COMMITTEE REPORTS**

**Architectural**

8568 Paseo Ladera: The Homeowner has requested approval to replace the current wood garage door with a standard roll up model. This item has been tabled pending the Landscape Chairperson contacting the Homeowner for additional information and verification on color scheme.

9164 Paseo Cresta: The Homeowner has requested approval to replace sod located in the front of their home with either mulch or rocks. This item has been tabled pending obtaining additional information from the Homeowner.

### **Landscape**

A landscape walk-thru inspection of the Community was conducted on September 13, 2010 and a report was provided to the Board for review. All items on the report have been addressed or completed.

The Board reviewed competing bids to trim 18 Palm Trees within the Community. After review and discussion a motion was made, seconded and carried to approve the tree trimming proposal from Aztec Tree Service as presented.

### **Pool & Spa**

Darby Painting has reported that they have completed the repair and painting of the wood trellis structure above the entrance to the pool restrooms. The project will be inspected to verify completion.

### **Streets & Parking**

Asphalt repair proposals are being obtained for review and discussion and will remain on the agenda.

The Board reviewed a proposal from Precision Concrete to remove several concrete trip hazards that have been identified during an inspection. The areas listed on the proposal will be inspected during the next scheduled Community walk-thru to verify if work is needed.

### **UNFINISHED BUSINESS**

No unfinished business scheduled for this period.

### **NEW BUSINESS**

#### **2011 Annual Meeting Review**

The Annual Meeting of Members is scheduled for February 7, 2011 at 6:30 p.m. at the residence of 8592 Paseo Ladera. Two (2) board seats are up for election to serve a two (2) year term. The Association urges all interested Homeowners to consider serving on the Board of Directors.

#### **Homeowner Correspondence**

All Homeowner correspondence for this period was reviewed and no further action was taken or needed at this time. A Name & Address Report is provided to the Board on a quarterly basis.

### **ADJOURNMENT**

Upon a motion made, seconded and carried, the meeting was adjourned to Executive Session at 7:37 p.m.

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**Secretary**

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**Date**

**The Next Scheduled Meeting is Monday, January 3, 2011**

**Professional HOA Consultants, Inc.**

*MANAGEMENT SERVICING HOMEOWNERS ASSOCIATIONS*

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**RANCHO FANITA VISTA HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
OCTOBER 4, 2010  
MINUTES**

The Rancho Fanita Vista Homeowners Association Meeting was called to order by the Association President, Wayne Mitchell at 6:30 p.m. in the Residence of 8592 Paseo Ladera in Santee, Ca 92071.

**Directors Present:** Wayne Mitchell                      President  
                                 Jeannie Steffen                      Treasurer  
                                 Meredith Holmes                      Secretary

**Directors Absent:** Daniel Rawlins                      Vice President

**Also Present:** Joseph G. Apparito      CCAM, Community Manager

**HOMEOWNERS FORUM**

No Homeowners were present for this meeting.

**MEETING MINUTES**

The Board reviewed the Open Session Meeting Minutes of September 13, 2010 and upon a motion made, seconded and carried, the Board approved the Minutes as presented.

The Board reviewed the Executive Session Meeting Minutes of September 13, 2010 and upon a motion made, seconded and carried, the Board approved the Minutes as presented.

**FINANCIAL REPORT**

The Board reviewed the Financial Report for period ending August 31, 2010. The balance in the Operating Account as of August 31, 2010 is \$3,326.38 and the balance in the Reserve Account is \$50,256.68 which is up from \$40,206.90 at the beginning of the 2010 fiscal year. It was noted that several community projects will be scheduled over the next several months that will temporarily reduce the balances of the accounts as the projects are paid for but will recover as the fiscal year progresses. Upon a motion made, seconded and carried, the Board approved the August 31, 2010 Financial Report as presented to be filed pending audit.

The Board was presented a Draft 2011 Budget by the Community Manager for review and feedback. The Draft Budget reflected no increase in the monthly assessment. The 2010 Reserve Study shows the Association's Reserves to be 29.3% funded and any increase in the monthly assessment would be applied as additional allocation to the Reserve Funds. After further review and discussion and upon a motion made, seconded and carried, the Board approved the 2011 Budget with a \$10.00 increase in the monthly assessment per unit to \$165.00 per unit, per month.

**COMMITTEE REPORTS**

**Architectural**

No Improvement Request Forms received for this period.

### **Landscape**

A landscape walk-thru inspection of the Community was conducted on August 13, 2010 and a report was provided to the Board for review. All items on the report have been addressed or completed. The Board is considering a proposal for the Landscapers to upgrade and maintain the landscape areas around the utility boxes located throughout the community. These areas have not been maintained by homeowners to the standards of the Association and may be maintained with the rest of the common area landscape. This item will remain on the agenda for further discussion pending obtaining additional information.

### **Pool & Spa**

**Wood Trellis Repair/Paint:** Darby Painting will begin the repair and painting of the wood trellis structure above the entrance to the pool restrooms as weather permits. The project will be inspected for quality and cleanliness when complete.

### **Streets & Parking**

Asphalt repair proposals will be obtained for work to be completed in the current fiscal year. This item will be added to the board meeting agenda for further review and discussion. New stop signs and lines were painted on the asphalt at the corner of Paseo Ladera & Paseo Marguerita and the corner of Paseo Ladera & Paseo Cresta. This action was taken due to Residents and others driving too fast and not coming to a full stop at these intersections.

### **UNFINISHED BUSINESS**

No unfinished business scheduled for this period.

### **NEW BUSINESS**

#### **Homeowner Correspondence**

All Homeowner correspondence for this period was reviewed and no further action was taken or needed at this time.

### **ADJOURNMENT**

Upon a motion made, seconded and carried, the meeting was adjourned to Executive Session at 7:05 p.m.

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**Secretary**

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**Date**

**The Next Scheduled Meeting is Monday, November 1, 2010**

## **Professional HOA Consultants, Inc.**

*MANAGEMENT SERVICING HOMEOWNERS ASSOCIATIONS*

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### **RANCHO FANITA VISTA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING SEPTEMBER 13, 2010 MINUTES**

The Rancho Fanita Vista Homeowners Association Meeting was called to order by the Association President, Wayne Mitchell at 6:30 p.m. in the Residence of 8568 Paseo Del Sol in Santee, Ca 92071.

**Directors Present:** Wayne Mitchell President  
Daniel Rawlins Vice President  
Jeannie Steffen Treasurer

**Directors Absent:** Meredith Holmes Secretary

**Also Present:** Joseph G. Apparito CCAM, Community Manager  
1 Homeowner

#### **HOMEOWNERS FORUM**

The Homeowner at this meeting provided an update on the progress to landscape the front areas of their home. The previous Owners had been cited for failure to maintain the front yard landscaping and the new Homeowner presented a diagram and a plan to improve the front landscaping to conform to Association standards with an estimated completion date of September 30, 2010. The Board approved this plan and completion date as presented.

#### **MEETING MINUTES**

The Board reviewed the Open Session Meeting Minutes of August 2, 2010 and upon a motion made, seconded and carried, the Board approved the Minutes as presented.

The Board reviewed the Executive Session Meeting Minutes of August 2, 2010 and upon a motion made, seconded and carried, the Board approved the Minutes as presented.

#### **FINANCIAL REPORT**

The Board reviewed the Financial Report for period ending July 31, 2010. The balance in the Operating Account as of July 31, 2010 is \$5,731.58 and the balance in the Reserve Account is \$48,968.16. It was noted that several community projects will be scheduled next year that will temporarily reduce the balances of the accounts as the projects are paid for but will recover as the fiscal year progresses. An insurance payment of \$4,409.00 will be researched to verify that this amount is the annual premium for the master policy. A payment to Green Horizons will also be researched to determine the item or items that were paid for. Approval of the July 31, 2010 Financial Report was tabled until the next scheduled meeting pending the results of this research.

The Board reviewed an amended draft of the 2010 Reserve Study Update for accuracy. Several items previously noted on the draft have been amended. After review and discussion a motion was made, seconded and carried to approve the amended 2010 Reserve Study Update as presented.

The Board was presented a Draft 2011 Budget by the Community Manager for review and feedback. The Draft Budget reflected no increase in the monthly assessment. The 2010 Reserve Study shows the Association's Reserves to be 29.3% funded and any increase in the monthly assessment would be applied as additional allocation to the Reserve Funds. Approval of the 2011 Budget has been tabled to the next scheduled meeting pending further review and feedback from Board Members.

Upon a motion made, seconded and carried, the Board authorizes that a Lien be recorded on the property with Assessor Parcel Number 386-660-52-00 in the event payment in full is not received by the deadline imposed in the Intent to Lien Letter.

## **COMMITTEE REPORTS**

### **Architectural**

**Unit 37:** The Homeowner has requested approval to re-paint the exterior of their home using approved color scheme 3C and to install a new white, roll up metal garage door. After review and discussion and upon a motion made, seconded and carried, the Board approved the request with conditions stated on the Improvement Request Form.

### **Landscape**

A landscape walk-thru inspection of the Community was conducted on July 12, 2010 and a report was provided to the Board for review. All items on the report have been addressed and completed. The vines covering the gazebo have been trimmed back and cleaned up. The Landscape Supervisor was shown the areas of concern in the landscape planters along the sidewalk leading from Paseo Del Sol to Paseo Cresta.

### **Pool & Spa**

**Lighting & Monitoring Cameras:** Apex Lighting has completed the installation of the new light pole with cameras attached to the top. A locking cabinet has been purchased and installed in the pool equipment room to house the DVR player and the video monitor. The camera equipment is operating properly and clearly and is able to print still frames of specific times should incidents occur.

**Wood Trellis Repair/Paint Proposals:** The Board reviewed proposals from Darby Painting, Pro-Tech Painting and Prime Co Painting to repair and paint the wood trellis structure above the entrance to the pool restrooms. After review and discussion a motion was made, seconded and carried to approve the proposal from Darby Painting for the amount of \$985.00.

### **Streets & Parking**

New stop signs and lines were painted on the asphalt at the corner of Paseo Ladera & Paseo Marguerita and the corner of Paseo Ladera & Paseo Cresta. This action was taken due to Residents and others driving too fast and not coming to a full stop at these intersections. Notices will be issued to several Residents reported to be parking in the street on a consistent basis. Asphalt repairs will be budgeted and scheduled in fiscal year 2011.

## **UNFINISHED BUSINESS**

No unfinished business scheduled for this period.

## **NEW BUSINESS**

### **Homeowner Correspondence**

All Homeowner correspondence for this period was reviewed and no further action was taken or needed at this time.

## **ADJOURNMENT**

Upon a motion made, seconded and carried, the meeting was adjourned to Executive Session at 7:20 p.m.

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Secretary

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Date

**The Next Scheduled Meeting is Monday, October 4, 2010**

# **Professional HOA Consultants, Inc.**

*MANAGEMENT SERVICING HOMEOWNERS ASSOCIATIONS*

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## **RANCHO FANITA VISTA HOMEOWNERS ASSOCIATION**

### **BOARD OF DIRECTORS MEETING**

**AUGUST 2, 2010**

#### **MINUTES**

The Rancho Fanita Vista Homeowners Association Meeting was called to order by the Association Community Manager, Joseph Apparito at 6:30 p.m. in the Residence of 8575 Paseo Del Sol in Santee, Ca 92071.

**Directors Present:** Daniel Rawlins Vice President  
Jeannie Steffen Treasurer  
Meredith Holmes Secretary

**Directors Absent:** Wayne Mitchell President

**Also Present:** Joseph G. Apparito CCAM, Community Manager  
2 Homeowners

#### **HOMEOWNERS FORUM**

The Homeowners at this meeting introduced themselves as the new Homeowners of 8581 Paseo Del Sol. The previous Owners had been cited for failure to maintain the front yard landscaping and the new owners presented a diagram and a plan to improve the front landscaping to conform to Association standards with an estimated completion date of August 30, 2010. The Board approved this plan and completion date as presented.

#### **MEETING MINUTES**

The Board reviewed the Open Session Meeting Minutes of July 12, 2010 and upon a motion made, seconded and carried, the Board approved the Minutes as presented.

The Board reviewed the Executive Session Meeting Minutes of July 12, 2010 and upon a motion made, seconded and carried, the Board approved the Minutes as presented.

#### **FINANCIAL REPORT**

The Board reviewed the Financial Report for period ending June 30, 2010. The balance in the Operating Account as of June 30, 2010 is \$11,993.71 and the balance in the Reserve Account is \$47,680.40. It was noted that several community projects are being scheduled this year that will temporarily reduce the balances of the accounts as the projects are paid for but will recover as the year progresses. After review and upon a motion made, seconded and carried; the Financial Report was approved as submitted to be filed pending audit.

The Board reviewed a draft 2010 Reserve Study Update for accuracy. Several items were noted on the draft for needed amendments. The recommended changes will be forwarded to Sonnenberg & Co. to update the draft and provide an amended copy for final review and approval by the Board.

## **COMMITTEE REPORTS**

### **Architectural**

**Unit 55:** The Homeowner has requested approval to re-landscape the front yard and replace the current damaged teak bench. After review and discussion and upon a motion made, seconded and carried, the Board approved the request with conditions stated on the Form.

**Community Paint Codes:** The Association Secretary has obtained paint swatches from Dunn Edwards Paints and Frazee Paints for each paint color code to verify that the color schemes are correct. A progress report was not available for this period.

### **Landscape**

**June 14, 2010 Walk-Thru Report:** The Board reviewed the completed walk-thru report and it was noted that the common area landscape was in good condition with no major concerns at this time.

### **Pool & Spa**

**Pressure Washing:** The Board reviewed proposals for pressure washing the pool bathroom building, the stucco retaining wall behind the pool bathrooms and the entire pool and spa deck. After review and upon a motion made, seconded and carried, the Board approved the proposal from San Diego Power Clean.

**Lighting & Monitoring Cameras:** The Association has purchased monitoring equipment which includes a DVR with 8 weatherproof day and night cameras to aid in monitoring activities at the pool and spa area. Apex Lighting has completed the installation of the new light pole with cameras attached to the top. A locking cabinet will be purchased and installed in the pool equipment room to house the DVR player. Research will be conducted to purchase and install an attic fan to keep the air temperature down in the pool equipment room.

### **Streets & Parking**

No update or report available for this period. Asphalt repairs will be budgeted for in fiscal year 2011.

## **UNFINISHED BUSINESS**

No unfinished business scheduled for this period.

## **NEW BUSINESS**

### **Homeowner Correspondence**

All Homeowner correspondence for this period was reviewed and no further action was taken or needed at this time.

## **ADJOURNMENT**

Upon a motion made, seconded and carried, the meeting was adjourned to Executive Session at 7:40 p.m.

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**Secretary**

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**Date**

**The Next Scheduled Meeting is Tuesday, September 7, 2010 due to the Labor Day Holiday**

# Professional HOA Consultants, Inc.

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## RANCHO FANITA VISTA HOMEOWNERS ASSOCIATION

### BOARD OF DIRECTORS MEETING

JULY 12, 2010, 2010

### MINUTES

The Rancho Fanita Vista Homeowners Association Meeting was called to order by the Association President, Wayne Mitchell at 6:36 p.m. in the Residence of 8571 Paseo Del Sol in Santee, Ca 92071.

**Directors Present:**

Wayne Mitchell	President
Daniel Rawlins	Vice President
Jeannie Steffen	Treasurer
Meredith Holmes	Secretary

**Also Present:** Joseph G. Apparito CCAM, Community Manager  
Approximately 6 Homeowners

### HOMEOWNERS FORUM

Each Homeowner at this meeting was present to discuss Improvement Requests Forms they have submitted for approval by the Board and each item is listed individually under Architectural Committee Report.

### MEETING MINUTES

The Board reviewed the Open Session Meeting Minutes of June 7, 2010 and upon a motion made, seconded and carried, the Board approved the Minutes as presented.

The Board reviewed the Executive Session Meeting Minutes of June 7, 2010 and upon a motion made, seconded and carried, the Board approved the Minutes as presented.

### FINANCIAL REPORT

The Board reviewed the Financial Report for period ending May 31, 2010. The balance in the Operating Account as of May 31, 2010 is 8,673.85 and the balance in the Reserve Account is \$46,391.04. It was noted that several community projects are being scheduled this year that will temporarily reduce the balances of the accounts as the projects are paid for but will recover as the year progresses. After review and upon a motion made, seconded and carried; the Financial Report was approved as submitted to be filed pending audit.

### COMMITTEE REPORTS

#### Architectural

**Unit 33:** The Homeowner has requested approval to replace the existing windows on their home with new dual pane windows. After review and discussion and upon a motion made, seconded and carried, the Board approved the request as submitted. The Homeowner has also requested approval to install patio window covers on their home. After review and discussion and upon a motion made, seconded and carried, the Board approved the request as submitted.

**Unit 51:** The Homeowner has requested approval to install a small deck off of the bedroom. After review and discussion and upon a motion made, seconded and carried, the Board approved the request as submitted.

**Unit 53:** The Homeowner has requested approval to re-landscape the front yard areas and has provided a color picture depicting what the front yard will look like when complete. After review and discussion and upon a motion made, seconded and carried, the Board approved the request as submitted.

**Unit 62:** The Homeowner has requested approval to re-landscape the front yard areas and has provided pictures depicting what the front yard will look like when complete. After review and discussion and upon a motion made, seconded and carried, the Board approved the request as submitted.

**Unit 41:** The Homeowner has requested approval to paint the exterior of their home using paint scheme 4A for the stucco and paint scheme 4B for the trim. After review and discussion and upon a motion made, seconded and carried, the Board approved the request as submitted.

**Unit 49:** The Homeowner has requested approval to paint the exterior of their home using paint scheme 2A for the stucco and code 181 White Shadow for the trim. After review and discussion and upon a motion made, seconded and carried, the Board approved the request as submitted.

**Community Paint Codes:** The Association Secretary has obtained paint swatches from Dunn Edwards Paints and Frazee Paints for each paint color code to verify that the color schemes are correct. A progress report was not available for this period.

#### **Landscape**

**May 10, 2010 Walk-Thru Report:** The Board reviewed the completed walk-thru report and it was noted that the common area landscape was in good condition with no major concerns at this time.

#### **Pool & Spa**

**Federal AB 1020 Drain Compliance:** The Board reviewed a proposal from Pool Care Solutions to bring the pool and spa into compliance with State and Federal Regulations. The Board has previously approved the proposal with the condition that the sump depth requirement of 3 inches be verified. At this meeting, documents were provided that verified the required sump depth and the required work has been authorized to be scheduled.

**Monitoring Cameras:** The Association has purchased monitoring equipment which includes a DVR with 8 weatherproof day and night cameras to aid in monitoring activities at the pool and spa area. Apex Lighting will begin to install the cameras on the new light pole approved for the spa and pool area.

**Additional Lighting:** Apex Lighting will schedule the installation of approved additional lighting with timers and motion sensors around the pool and spa area. Board Members and the Community Manager will assist in monitoring the installation.

#### **Streets & Parking**

**Asphalt Repairs:** Repairs are needed around several sewer manhole covers throughout the community as well as other areas throughout the community. Padre Dam was contacted by the Community manager regarding these issues and they have dispatched a crew to repair several of them. This item will be included in upcoming budget discussions.

#### **UNFINISHED BUSINESS**

##### **Fence Replacement**

The Board reviewed proposals to replace the deteriorated common area chain link fencing and gate located on the east side of 8617 Paseo Ladera with a wood fence and gate. After review and discussion a motion was made, seconded and carried to approve the proposal from Alpha Fence Co. with the condition that the additional \$175 for an extra gate is for the adjoining homeowner and not part of the common area fence which includes a gate.

#### **NEW BUSINESS**

##### **Homeowner Correspondence**

All Homeowner correspondence for this period was reviewed and no further action was taken or needed at this time.

#### **ADJOURNMENT**

Upon a motion made, seconded and carried, the meeting was adjourned to Executive Session at 7:55 p.m.

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Date

**The Next Scheduled Meeting is August 2, 2010**

# Professional HOA Consultants, Inc.

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## RANCHO FANITA VISTA HOMEOWNERS ASSOCIATION

### BOARD OF DIRECTORS MEETING

JUNE 7, 2010

MINUTES

The Rancho Fanita Vista Homeowners Association Meeting was called to order by the Association President, Wayne Mitchell at 6:33 p.m. in the Residence of 8568 Paseo Del Sol in Santee, Ca 92071.

**Directors Present:**

Wayne Mitchell	President
Daniel Rawlins	Vice President
Jeannie Steffen	Treasurer
Meredith Holmes	Secretary

**Also Present:** Joseph G. Apparito CCAM, Community Manager

### HOMEOWNERS FORUM

No Homeowners were present for this meeting.

### MEETING MINUTES

The Board reviewed the Open Session Meeting Minutes of May 3, 2010 and upon a motion made, seconded and carried, the Board approved the Minutes as presented.

The Board reviewed the Executive Session Meeting Minutes of May 3, 2010 and upon a motion made, seconded and carried, the Board approved the Minutes as presented.

### FINANCIAL REPORT

The Board reviewed the Financial Report for period ending April 30, 2010. The balance in the Operating Account as of April 30, 2010 is \$9,723.13 and the balance in the Reserve Account is \$45,102.43. It was noted that several community projects are being scheduled this year that will temporarily reduce the balances of the accounts as the projects are paid for but will recover as the year progresses. After review and upon a motion made, seconded and carried; the Financial Report was approved as submitted to be filed pending audit.

The Board reviewed an amended 2009 Audit Representation Letter provided by the Independent Auditor. The Board has requested that item 17 of the representation letter be amended to include that the Board of Directors policy is also to collect funds for the daily maintenance and operations of the community. Upon a motion made, seconded and carried, the Board approved and signed the amended letter as presented.

### COMMITTEE REPORTS

#### Architectural

**Request for Improvement:** No Improvement Request Forms were received for this period.

**Community Paint Codes:** The Association Secretary has obtained paint swatches from Dunn Edwards Paints and Frazee Paints for each paint color code to verify that the color schemes are correct. A progress report will be provided at the next scheduled Board meeting. Paint color schemes and paint codes will be included in the next community newsletter once all the codes have been verified. Any Homeowners planning to paint their fences should use Behr DP-534 available from Home Depot.

**Exterior Mold & Mildew:** It was noted that a product is available from Costco named Wet & Forget which has been used by Residents that has worked well in removing mold and mildew from the exterior stucco and wood surfaces of their home. A like product may be available at Home Depot for convenience to Homeowners.

### **Landscape**

**April 26, 2010 Walk-Thru Report:** The Board reviewed the completed walk-thru report and it was noted that the common area landscape was in good condition with no major concerns at this time. The weeds around the rocks and fencing in the open field have not been trimmed during the open field mowing. The landscaper will be contacted regarding this issue. A 2<sup>nd</sup> field mowing will be scheduled when needed as part of the signed contract.

### **Pool & Spa**

**Federal AB 1020 Drain Compliance:** The Board reviewed a proposal from Pool Care Solutions to bring the pool and spa into compliance with State and Federal Regulations. Upon a motion made, seconded and carried, the Board approved the proposal with the condition that the sump depth requirement of 3 inches be verified.

**Monitoring Cameras:** The Association has purchased monitoring equipment which includes a DVR with 8 weatherproof day and night cameras to aid in monitoring activities at the pool and spa area. Upon a motion made, seconded and carried, the Board approved a proposal from Apex Lighting to install cameras on the new light pole approved for the spa and pool area.

**Additional Lighting:** Apex Lighting will schedule the installation of approved additional lighting with timers and motion sensors around the pool and spa area after the new light post is ordered and delivered. Board Members and the Community Manager will assist in monitoring the installation.

### **Streets & Parking**

**Asphalt Repairs:** Repairs are needed around several sewer manhole covers throughout the community as well as other areas throughout the community. Padre Dam was contacted by the Community manager regarding these issues and they have dispatched a crew to repair several of them. Board Members along with the Community Manager will schedule an inspection with asphalt vendors to inspect the repairs in order to obtain competitive bids. This item has been tabled to the next scheduled board meeting for further review and discussion.

### **UNFINISHED BUSINESS**

No unfinished business scheduled for this meeting.

### **NEW BUSINESS**

#### **Fence Replacement**

The Board reviewed a proposal to replace the deteriorated common area chain link fencing and gate located on the east side of 8617 Paseo Ladera with a wood fence and gate. This item was tabled pending obtaining additional bids.

### **Homeowner Correspondence**

All Homeowner correspondence for this period was reviewed and no further action was taken or needed at this time.

### **ADJOURNMENT**

Upon a motion made, seconded and carried, the meeting was adjourned to Executive Session at 7:25 p.m.

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Date

**The Next Scheduled Meeting is July 5, 2010**

# Professional HOA Consultants, Inc.

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## RANCHO FANITA VISTA HOMEOWNERS ASSOCIATION

### BOARD OF DIRECTORS MEETING

MAY 3, 2010

MINUTES

The Rancho Fanita Vista Homeowners Association Meeting was called to order by the Association President, Wayne Mitchell at 6:37 p.m. in the Residence of 8575 Paseo Del Sol in Santee, Ca 92071.

**Directors Present:**

Wayne Mitchell	President
Daniel Rawlins	Vice President
Jeannie Steffen	Treasurer
Meredith Holmes	Secretary

**Also Present:** Joseph G. Apparito CCAM, Community Manager

### HOMEOWNERS FORUM

No Homeowners were present for this meeting. One item noted during this period was that any Homeowners planning to paint their fences should use the Behr DP-534 Redwood Natural Tone available at Home Depot.

### MEETING MINUTES

The Board reviewed the Open Session Meeting Minutes of April 5, 2010 and upon a motion made, seconded and carried, the Board approved the Minutes as presented.

The Board reviewed the Executive Session Meeting Minutes of April 5, 2010 and upon a motion made, seconded and carried, the Board approved the Minutes as presented.

### FINANCIAL REPORT

The Board reviewed the Financial Report for period ending March 31, 2010. The balance in the Operating Account as of March 31, 2010 is \$13,300.58 and the balance in the Reserve Account is \$43,813.59. It was noted that several community projects are being scheduled this year that will temporarily reduce the balances of the accounts as the projects are paid for but will recover as the year progresses. After review and upon a motion made, seconded and carried; the Financial Report was approved as submitted to be filed pending audit.

The Board reviewed a draft of the 2009 Financial Audit and after review and discussion a motion was made, seconded and carried to accept the 2009 Financial Audit as presented. A copy will be mailed to all current Homeowners as required per California Civil Code §1365.

The Board reviewed a 2009 Audit Representation letter provided by the Independent Auditor. The Board has requested that item 17 of the representation letter be amended to include that the Board of Directors policy is also to collect funds for the daily maintenance and operations of the community.

The Board reviewed a proposal from Sonnenberg & Company CPA's to prepare a Reserve Study Update for the 2010 Fiscal Year for \$400.00. Upon a motion made, seconded and carried, the Board approved the proposal as presented.

### COMMITTEE REPORTS

#### Architectural

**Request for Improvement:** No Improvement Request Forms were received for this period.

**Community Paint Codes:** The Association Secretary has obtained paint swatches from Dunn Edwards Paints for each paint color code to verify that the color schemes are correct. A progress report will be provided at the next scheduled Board meeting. Paint color schemes and paint codes will be included in the next community newsletter once all the codes

have been verified. Any Homeowners planning to paint their fences should use the Behr DP-534 available from Home Depot.

**Exterior Mold & Mildew:** It was noted that a product is available from Costco named Wet & Forget which has been used by Residents that has worked well in removing mold and mildew from the exterior stucco and wood surfaces of their home. A like product may be available at Home Depot for convenience to Homeowners.

#### **Landscape**

**March 9, 2010 Walk-Thru Report:** The Board reviewed the completed walk-thru report and it was noted that the common area landscape was in good condition with no major concerns at this time.

**Irrigation Controller Enclosure:** The Board reviewed a proposal from Green Horizons to replace the rusted and damaged metal enclosure for the irrigation controllers. This proposal was rejected as much too expensive. Research will be conducted for different options that may be available at a more affordable cost.

**Tree Trimming Proposals:** Aztec Tree Service has completed the 2010 tree trimming list.

**Large Field Mowing:** Green Horizons has completed the mowing of the large field on the south end of the community. A 2<sup>nd</sup> mowing will be conducted in approximately 2 months as part of the signed contract.

#### **Pool & Spa**

**Security Concerns:** Due to recent bad behavior of certain residents and guests in the pool and spa area the Board discussed changing the posted hours of operation for the pool and spa. After discussion it was agreed that the operating hours would remain the same Sunday – Thursday 8am – 10pm and Friday - Saturday 8am – Midnight.

**Additional Lighting:** The Board reviewed proposals from Apex Lighting, Three Phase Electric and Top Notch Construction to install additional lighting with timers and motion sensors around the pool and spa area. After review and discussion a motion was made, seconded and carried to approve the proposal from Apex Lighting with some minor changes to be reviewed with Apex including installing new monitoring equipment. Members of the Board and the Community Manager will meet with Apex prior to any work.

**Monitoring Cameras:** The Association has been considering purchasing monitoring equipment to better monitor the use of the community pool and spa area. After review and discussion by the Board, a motion was made, seconded and carried, to approve the purchase of a DVR with 8 weatherproof day and night cameras to aid in monitoring activities at the pool and spa area.

#### **Streets & Parking**

**Asphalt Repairs:** Repairs are needed around several sewer manhole covers throughout the community as well as other areas throughout the community. Board Members along with the Community Manager are scheduling Inspections with Vendors in order to obtain competitive bids. This item has been tabled to the next scheduled board meeting for further review and discussion.

#### **UNFINISHED BUSINESS**

No unfinished business scheduled for this meeting.

#### **NEW BUSINESS**

##### **Homeowner Correspondence**

All Homeowner correspondence for this period was reviewed and no further action was taken or needed at this time.

#### **ADJOURNMENT**

Upon a motion made, seconded and carried, the meeting was adjourned to Executive Session at 7:45 p.m.

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Date

**The Next Scheduled Meeting is June 7, 2010**

**PROFESSIONAL HOA CONSULTANTS, INC.**  
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**RANCHO FANITA VISTA HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**APRIL 5, 2010**  
**MINUTES**

The Rancho Fanita Vista Homeowners Association Meeting was called to order by the Association President, Wayne Mitchell at 6:30 p.m. in the Residence of 8592 Paseo Ladera in Santee, Ca 92071.

**Directors Present:**

Wayne Mitchell	President
Daniel Rawlins	Vice President
Jeannie Steffen	Treasurer
Meredith Holmes	Secretary

**Also Present:**

Joseph G. Apparito	CCAM, Community Manager
Homeowner of Unit 40	

**HOMEOWNERS FORUM**

The Homeowner was present to discuss a notice he received from the Association. Any issues regarding the front landscape have been clarified and resolved. It was noted at the previous meeting that the currently approved paint color code for the wood fences throughout the community is Behr DP-533 Cedar Natural Tone available at Home Depot. Upon review of color swatches the Board has approved a new fence color code that was more aesthetically pleasing, Behr DP-534 Redwood Natural Tone available at Home Depot. Any Homeowners planning to paint their fences from this date on should use the Behr DP-534 Redwood Natural Tone from Home Depot.

**MEETING MINUTES**

The Board reviewed the Open Session Meeting Minutes of March 1, 2010 and upon a motion made, seconded and carried, the Board approved the Minutes as presented.

The Board reviewed the Executive Session Meeting Minutes of March 1, 2010 and upon a motion made, seconded and carried, the Board approved the Minutes as presented.

**FINANCIAL REPORT**

The Board reviewed the Financial Report for period ending February 28, 2010. The balance in the Operating Account as of February 28, 2010 was \$11,298.11 and the balance in the Reserve Account was \$42,524.12. It was noted that several community projects are being scheduled this year that will temporarily reduce the balances of the accounts as the projects are paid for but will recover as the year progresses. After review and upon a motion made, seconded and carried; the Financial Report was approved as submitted to be filed pending audit.

**COMMITTEE REPORTS**

**Architectural**

**Unit 10-8576 Paseo Ladera:** The Homeowner has requested approval to replace the current fencing with the same size and design as the current fence. Upon a motion made, seconded and carried, the Board approved the request with the condition that the Association's newly approved fence paint code Behr DP-534 be used which is available at Home Depot.

**Community Paint Codes:** The Association Secretary has obtained paint swatches from Dunn Edwards Paints for each paint color code to verify that the color schemes are correct. A progress report will be provided at the next scheduled Board meeting. Paint color schemes and paint codes will be included in the next community newsletter once all the codes have been verified. Upon review of color swatches the Board has approved a new fence color code that was more aesthetically pleasing, Behr DP-534 Redwood Natural Tone available at Home Depot. Any

Homeowners planning to paint their fences from this date on should use the Behr DP-534 available from Home Depot.

**Mildew and Algae Stains:** It was noted that a product is available from Costco named Wet & Forget which has been used by Residents that has worked well in removing mold and mildew from the exterior stucco and wood surfaces of their home. Research will be conducted to see if a like product may be available at Home Depot for convenience to Homeowners.

### **Landscape**

**March 9, 2010 Walk-Thru Report:** The Board reviewed the walk-thru report and it was noted that the common area landscape was in good condition with no concerns at this time.

**Tree Trimming Proposals:** Proposals were provided by Green Horizons, Aztec Tree and Crown Point Clippers for review by the Board. The entire community was inspected to determine the trees that were most in need of trimming and the list was provided to each of the Tree Trimming Vendors. After review and upon a motion made, seconded and carried, the Board approved the tree trimming proposal from Aztec Tree Service.

**Large Field Mowing:** The Board reviewed proposals from Green Horizons and Aztec Landscape to mow the large field on the south end of the community. This item has been tabled pending obtaining amended bids.

**Run-Off Swales:** The landscapers have been instructed to inspect the swales around the entire community and keep them clear of debris at all times. An inspection will be conducted of the swales to determine repairs needed.

### **Pool & Spa**

It was noted that the spa is operating properly with no further signs of leaking and the pool is currently being maintained to the satisfaction of the Board. Homeowners are reminded that no glass containers are allowed in the pool area. A gallon of Navajo White Paint has been provided for the pool equipment room doors by the Association Secretary and the Association President has volunteered to paint the doors. It was noted that the pool is used by ducks during duck season and they make a mess. The ducks should be gone in about 3 weeks. Bids will be obtained to install additional lighting along with a motion sensor in the pool area.

### **Streets & Parking**

**Asphalt repairs:** Repairs are needed around several sewer manhole covers throughout the community as well as other small areas including crack filling. Inspecting the asphalt with Vendors in order to obtain competitive bids is being scheduled. This item has been tabled to the next scheduled board meeting. A recommendation was made to paint the word STOP along with a white line at the intersection of Paseo Del Marguerita and Paseo Ladera for safety reasons as vehicles do not come to a complete stop even though there is a stop sign on the corner facing Marguerita.

### **UNFINISHED BUSINESS**

No unfinished business scheduled for this meeting.

### **NEW BUSINESS**

#### **Homeowner Correspondence**

All Homeowner correspondence for this period was reviewed and no further action was taken or needed at this time.

### **ADJOURNMENT**

Upon a motion made, seconded and carried, the meeting was adjourned to Executive Session at 7:40 p.m.

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Secretary

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Date

**The Next Scheduled Meeting is May 3, 2010**