

**Minutes - Board Meeting - The Estates at Cienega Creek Preserve**  
Rincon Valley Fire Department – March 10, 2008 – 6:30pm

*Meeting called to order by Mr. Sanchez at 6:30pm*

Attendance:	Director Present	Director Absent
Mr. Elley – 2009	X	
Mr. Sanchez – 2008	X	
Mr. Finlayson – 2010	X	
Mr. Spears – 2008	X	
Quorum established	Yes	

**Questions / Comments from Members-** 10 minutes

- A survey stake was found near 14445 Madrona Station indicating possible County roadwork.
- Drainage issue was noted on Madrona Station between homes at 14348 & 14346 caused by the street.
- Comments were made about homeowners building patio walls and the need to follow both County setbacks and HOA rules.

Minutes from the February Board meeting were unanimously approved.

**Reports-** 35 minutes

Treasurer's report

- Balance Sheet and Income & Expense Statement were reviewed.
- Savings/Money market and Reserve accounts were setup with \$15k being transferred to Savings from regular account.
- A Reserve review was presented showing that \$6.5k should be transferred to current Reserves to cover the period from August of 2004 thru 2007. This amount was calculated using the one-year reserve amount of \$2.3k and apportioning it for each year, based on the estimated number of homes completed in each year.

President's report

- Entrance Monument update- a decision to proceed with Landscaping was made. In the meantime, the Board will continue to find a workable solution for a Monument.

Secretary's report

- Amend Bylaws to include adopted Code of Conduct- all amendments to be filed with County records.

Architectural Report

- No new activity to report

Landscape Chair report

- Landscaping will proceed in lieu of a Monument right now. Up-to \$15k was appropriated from capital funds and unanimously approved by the Board with work to commence within the month. Indigenous Solutions was the winning bidder. Work will cover landscaping as follows: Plants, rock, and drainage control at both entrance ways, decorative rock and rip-rock around both Ramada's, decorative rock on the Heart Break Ridge bridge, decorative rock and rip-rock at the end of Manhead Lookout cul-de-sac.

## Manager's Report

- Quarterly statement stuffer.
- Two new reserve accounts – exception pricing should be reflected on March Statement
  1. Reserve account for monthly transfers
  2. Savings account with starting balance of \$15,000
- Amendment to Bylaws for Code of Conduct-send PDF file to Mac for posting on website.
- Credit card service was discussed for Homeowners to pay assessments but the 4-5% fees to maintain service did not seem cost effective. Homeowners can sign-up for free ACH payment service using the form that was sent with the last billings or by downloading form from our HOA website at: [teccphoa.com](http://teccphoa.com).
- Mike Furr from Mahoney Group to attend a meeting to talk about our HOA insurance and how it covers our property and Board liability.
- Lot #59 - boat has been moved
- Lot #65 (14414 Madrona Station) was reported be in foreclosure.

## Old Business- 30 minutes

- Adopting rules and regulations for “other vehicles”- discussion was had as to how long property owners have to load and unload RV's. One recommendation made was 12 hours before a trip to load and 12 hours after a trip to unload. The Board made no decision although this recommendation would be honored in the meantime if any homeowners had the need to bring an RV on the property and park it on their driveway.

## New Business- 15 minutes

- No new topics.

**Next meeting – RVFD, April 21st, 6:30pm.**

**Adjourn Meeting-** meeting was adjourned at 7:29pm.