

Minutes - Board Meeting - The Estates at Cienega Creek Preserve
Rincon Valley Fire Department – February 4, 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 | |

Minutes of both January and Emergency Board meetings were unanimously approved.

Reports- 35 minutes

Treasurer's report

- Mr. Sanchez gave the Treasurer's report. A balance of \$39.9k was reported on the balance sheet with assessments of \$3.6k collected in January versus expenses of \$2.5k for the same period.

President's report

- Mr. Elley reported that an estimate for monuments for both entrances using hand carved flagstone placed on each entrance would total about \$2,700. Positioning the monuments would still need to be addressed.

Secretary's report

- Mr. Sanchez covered amendments for Quorum and Code of Conduct that were recently made.

Architectural Report

- Mr. Finlayson reminded that homeowner construction of walls or other structures needed to be filed with the HOA to insure that zoning and property requirements were addressed.

Landscape Chair report

- Mr. Finlayson reported that bids had been received for landscaping both entrances and hardscaping the development. Because of the cost, the work would need to be considered over two years. Doing the entrances and roadways this year and trailheads next year.

Manager's Report

- Stuffer for quarterly statement explaining new late fee of \$15 for payments over 60days beginning March 31, 2008.
- Questionnaire regarding meeting schedule to be included with quarterly statement. Nick Spears agreed to draft this document after reviewing some potential questions that could be included.
- All Board members signed amendment to Bylaws for lower quorum requirement.

Old Business- 15 minutes

- Entrance Monument Update was covered by Mr. Elley in his report
- Meeting schedule was set for the third Monday of each month beginning with April.
- Modify Bylaws annual meeting quorum requirement.

- Now 51% of membership – Board unanimously adopted changing requirement to 15% of membership present.
- Amend Bylaws to include adopted Code of Conduct. Requested that Adam LLC prepare amendment for Board signing.

New Business- 30 minutes

- Brown Law Group agreement was discussed with questioned answered from members present. Agreement can be cancelled at any time without any cost. Adam LLC to remain as Statutory Agent. Agreement provides for unlimited emails and phone calls from a designated Board member for \$50 per month. Mr. Sanchez was unanimously designated as the Board representative.
- Board unanimously voted to establish a Money Market account with our bank, US Bank, and to move from the operating account \$15k, effective with the February statements. The Board also unanimously accepted a motion by Mr. Sanchez to establish a 10% Reserve account or \$2,300 annually, one-twelfth to be transferred each month to a special reserve account to be setup at our bank.
- Violations update-adopting rules & regulations for “other vehicles”. The Board reviewed current violations involving RV’s, boats and trailers on the property as prohibited by the CC&R’s. The CC&R’s do allow the Board to designate and adopt rules covering this but no decision was made at this time.
- Membership dues reduction was not discussed and deferred until some later date.
- Irrigation valve repair on Heart Break Ridge was done by Northwest including the placement of two end-cap boxes.
- Status of current board and vacancy was noted.
- Appointment of Treasurer- Mr. Sanchez was unanimously appointed as Treasurer and Secretary.

Questions / Comments from Members- 10 minutes

Next meeting – RVFD, March 10th, 6:30pm.

Adjourn Meeting- meeting was adjourned at 7:58pm.