

# **Rancho Cielo Homeowners Association**

Meeting of the Board of Directors

January 24, 2006

## **Location:**

The meeting of the Rancho Cielo Homeowners Association was held at the offices of the Trabuco Canyon Water District.

## **Directors Present:**

Dana Kemp, Rod Miller, Sandra Spencer and Chuck Ferlisi.

## **Call to Order:**

The meeting was called to order at 7:00 PM.

## **Homeowners Discussion**

Mr. Ingram, the owner of 31921 La Subida was present at the meeting to address the block wall that he had installed at the front of his home without association approval. It was noted that several letters had been sent to Mr. Ingram asking him to remove the wall. It was also noted that Mr. Ingram had removed several courses of the wall. Lowering it to a height of about 30". After much discussion, Mr. Ingram submitted an architectural variance request application, asking for approval to keep the wall. The Board agreed to review the matter and respond.

The Board reviewed an e-mail from Mr. Ouellet of 32046 Camino del Cielo in which he was following up on a requested to have the slope behind his home inspected for a water intrusion problem was having. Mr. Williams informed the Board that he had spoken with the owner and informed him that he was working on getting someone out to inspect the slope area.

The Board reviewed an e-mail from Ms. Low in which she noted a picket in the pool fence had been removed from the fence. It was noted by the manager that he responded by having the fence repaired.

The Board reviewed a letter from Mr. & Mrs. Blohm of 32252 Via del Sol in which they expressed their gratitude for the Board's efforts.

The Board reviewed a letter from Ms. McConkie of 32031 Lomita in which she was stating that she had complied with requests to correct architectural violations. It was noted that not all of the violations had been addressed.

## **Security**

Tom Myer and Derek Sherwood of Boyd & Associates were present at the meeting.

Mr. Myer supplied copies of the past months security report for review.

Discussion was held with regard to an incident that occurred on January 17, 2006 in which the security guards called the Sheriff to the association's pool area to address a crowd of teenagers that had congregated there. In addition to some noted vandalism, the security guard and Sheriff's Deputies found alcohol. *The discussion on this matter is recorded in the closed session minutes.*

Discussion was held with regard to a vehicle accident that occurred on January 4, 2006 in which a person driving a pick-up truck hit and damaged one of the common area trees at the entrance of the complex. It was noted that the security patrol called the Sheriff and had a report taken on the matter. It was noted that

the Sheriff's report was obtained and information found on the driver of the vehicle. A claim had been opened with the drivers insurance company to pay for the damages.

Discussion was held with regard to the ongoing vandalism in the pool area. It was noted that efforts would be made to better secure the area including the addition of security bars on the pool restroom windows in addition to the installation of additional lighting in the pool area.

The manager noted that he had been to the complex prior to the meeting and caught a resident and his guest placing soap in the spa. The manager escorted the resident to his home and his parents were informed of the incident. The manager informed the owner that he would arrange to have the spa cleaned and assess the cost to the unit account. The owner agreed to pay for the damages. *The specific information on this incident is recorded in the closed session minutes.*

The manager informed the Board that while at the complex prior to the meeting he had observed three children driving a golf cart in the complex. In addition to driving erratically on the streets, the driver also drove the cart up onto the common area lawn next to Rancho Cielo Drive and Delicia. It was noted that the manager confronted the kids and asked them to drive the cart home, which they did. A letter will be sent to the owners of the home informing them that the operation of the golf cart in the complex is a violation of the association's rules and regulation. *The specific information on this incident is recorded in the closed session minutes.*

Discussion was held with regard to the proposed replacement vehicle stickers. It was noted that the current design could not be produced due to the fact that the supplier will only use two colors in the print. Mr. Miller will revise the new parking sticker and forward it to the association manager. Once the stickers are made, they will be distributed to the residents. Also, the association will arrange to change the gate entry code at that time.

### **Landscape**

The Board reviewed and tabled a bid from Vandergeest to trim the Pepper Trees on the slope behind Via del Lago.

The Board approved a bid from Vandergeest to replace two timer clocks that had failed. The cost for the two timer clocks totaled \$2,110.00.

It was noted that we were waiting for a bid from Vandergeest for the replacement of the damaged tree at the front of the complex. It was also noted that we were waiting for a bid for the removal of the Pilasters and beams at the entrance of the complex. The Board did authorize the manager to remove some of the beams located on the inside of the complex (behind the homes on Via del Viento).

### **Minutes & Financial Reports**

A motion was made by Mr. Kemp, 2<sup>nd</sup> by Mr. Miller to approve the November 2005 meeting minutes as submitted. All in favor, motion carried.

A motion was made by Mr. Miller, 2<sup>nd</sup> by Mr. Kemp to approve of the November 2005 financial reports. All in favor, motion carried.

### **Management Report**

Mr. Williams provided copies of the January 2006 common area inspection report and the January 2006 Property Inspection report to the Board for review.

The Board reviewed the annual planner for the month of January 2006.

Mr. Williams provided an updated accounts receivable report to the Board for the owner's assessments.

Mr. Williams informed the Board that the owners of 21831 Caminito had obtained approval from the Architectural Committee to replace the section of fence in their back yard that runs parallel with Rancho Cielo Drive. It was noted that this section of fence had been replaced by the previous owners and did not conform to the association's guidelines.

### **Old Business**

It was noted that El Camino had completed their final repairs of the streets. Some of the Board agreed to inspect the streets before the final payment was released to the contractor for the original contract.

It was noted that the entry and driveway gates had been repainted as requested.

### **New Business**

The Board agreed to review and revise the annual calendar for 2006. The Board members will submit any additions or changes to the manager.

The Board reviewed a letter from the City of Rancho Santa Margarita in which it was noted that the City had passed an ordinance that would prohibit the use of skateboards in public places. The letter informed the Board that they could apply with to the City to have the same policy adopted for the community. The Board noted that the rule was not needed for the complex.

The Board reviewed copies of the pool and spa inspection reports for the previous quarter.

Discussion was held with regard to paying the additional billing from El Camino Paving for overage on the asphalt used in repaving the streets. After much discussion, the Board agreed to pay El Camino the amount of money due less \$11,785.00 in additional work that was completed.

### **Adjournment**

There being no further business before the Board, the meeting was adjourned at 9:45 PM.

Submitted by:

Jack L. Williams  
Acting Secretary

# **Rancho Cielo Homeowners Association**

Executive Session Meeting of the Board of Directors

January 24, 2006

## **Location:**

The meeting of the Rancho Cielo Homeowners Association was held at the offices of the Trabuco Canyon Water District.

## **Directors Present:**

Dana Kemp, Rod Miller, Sandra Spencer and Chuck Ferlisi.

## **Call to Order:**

The meeting was called to order at 8:00 PM.

A hearing was conducted with Mr. Rod Scott of 21832 Las Nubes Drive in order to address violations of the rules and regulations dealing with the parking of RV's in the complex. The Board and Mr. Scott addressed the rules violations and informed Mr. Scott that all future violations would result in the assessment of fines against his account. Mr. Scott agreed to comply with the rules as written.

It was noted that the person caught placing soap in the spa at the common area pool lived at 32266 Via del Sol.

It was noted that the girl caught driving the golf cart in the complex lived at 21842 Las Nubes Drive.

Discussion was held with regard to the incident at the pool area that occurred on January 17, 2006. It was noted that two residents were identified as being present and responsible for the group that had gathered in the pool area. The two residents were the daughters of Mr. & Mrs. Wheeler of 21911 Via del Lago and Mr. & Mrs. Harris of 32146 Rancho Cielo Drive. The Board reviewed the security companies report with representatives from Boyd Security, Mr. Myers and Mr. Sherwood. It was determined that the people that were present in the pool area On January 17, 2006 and that had invited the visitors into the pool area, were the same people that had congregated in the pool area the week prior. On that night, the pool area was vandalized. A person present and identified as Steven Shay confirmed this fact to Mr. Myers and Mr. Sherwood. It was noted that the estimated damage done in the pool area that night could be as high as \$3,000.00. The damage that occurred included the destruction of two pagoda lights, the destruction of the fire extinguisher cabinet, the damage to the pool and spa plaster and the destruction of some pool area signs. The Board determined that the parents of the two residents that were responsible for the gatherings should be billed for the costs of all damages that occurred in the pool and spa area. The Board instructed the manager to send a letter to the owners informing them of the matter and asking for reimbursement for the cost of the damages.

There being no further business before the Board, the meeting was adjourned back into the open session meeting at 8:30 PM.

Submitted by:

Jack L. Williams  
Acting Secretary