

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

February 28, 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, Daryl Wheeler and Chuck Ferlisi.

Call to Order:

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

Annual Meeting & Election

It was noted that we did not establish a quorum needed to conduct the annual meeting and election. The annual meeting and election was postponed until March 28, 2006.

Homeowners Discussion

Mr. Beckman of 21792 Hermosa was present at the meeting and noted concerns he had with the performance of the security company and guard service.

Landscape

Mr. Williams noted that he had approved the bid from Vandergeest Landscape in the amount of \$1,096.00 to remove the (9) stone columns located inside the complex behind the homes on Via del Viento.

Security

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

The Board reviewed the drive-through inspection reports for the previous month and discussion was held with regard to the results of the survey provided by Boyd Security to the residents.

Mr. Williams informed the Board that he had received the proposal for the replacement of the Sycamore Tree at the entrance of the community that was damaged when hit by a vehicle. It was noted that this claim would be submitted to the vehicle driver's insurance carrier.

Discussion was held with regard to the mailing of the replacement decals. It was noted that the decals that were sent to the management were 3" in diameter and were too large. The Board asked that the decals be returned for 2" decals.

Minutes & Financial Reports

A motion was made by Mr. Ferlisi, 2nd by Mr. Wheeler to approve the January 2006 meeting minutes as submitted. All in favor, motion carried.

A motion was made by Mr. Miller, 2nd by Mr. Kemp to approve of the January 2006 financial reports. All in favor, motion carried.

Management Report

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

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

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

Mr. Williams provided bids for light maintenance services from Sundown Lighting and Three-Phase Electric. Mr. Williams requested permission to terminate I-CON Maintenance and hire Sundown Lighting to perform the monthly maintenance services. The Board approved the request.

Old Business

Mr. Williams informed the Board that he would be meeting with Allwest Geo-Science at 32046 Camino del Cielo on March 1, 2006 to inspect the slope area behind the unit in an effort to determine why he at times has excessive moisture in his back yard area.

Ms. Spencer updated the Board on the efforts she made to update and upgrade the association's web site.

It was noted that the Board was awaiting additional architectural information from the owner of 31945 La Subida for the sport court that was added in his back yard.

Discussion was held with regard to the block wall that was built at the front of 31921 La Subida. It was noted that the Board had determined the owner needed to remove the wall from the current location and rebuild it back in the proper location, which is behind the front edge of the home.

New Business

The Board reviewed a letter from Harvey Silva of El Camino Paving in which he was asking that the Board reconsider their offer of payment on the charges billed for additional asphalt. After much discussion, the Board agreed to revise the amount of money they were willing to pay El Camino to an amount that is equal to 80% of the total billed for additional asphalt. The Board will also have to make payments on the balance.

Discussion was held with regard to adding security type lighting in the pool area. The Board agreed to approve a past bid that would add motion activated lighting that would be operational after the pool was closed. The estimated cost for the lighting was \$1,700.00. The Board agreed to table the approval of the installation of the lights until the matter could be reviewed further and to determine if temporary lights could be installed that would allow the Board to see how the lights would look and function.

The Board reviewed and approved their revised collection policy. It was noted that the additions and or changes resulted from the new laws that took effect January 1, 2006.

It was noted that the daughter of the resident at 21842 Las Nubes was once again observed driving their golf cart in the complex. The Board agreed that a hearing letter needed to be sent to the unit owner asking them to come to the next meeting to discuss this matter.

Adjournment

There being no further business before the Board, the meeting was adjourned at 9:50 PM.

Submitted by:

Jack L. Williams
Acting Secretary

Rancho Cielo Homeowners Association

Executive Session Meeting of the Board of Directors

February 28, 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, Daryl Wheeler and Chuck Ferlisi.

Call to Order:

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

The Board met with Mr. & Mrs. Harris of 32136 Rancho Cielo Drive and Mr. & Mrs. Wheeler of 21911 Via del Lago to discuss allegations that their daughters were involved with and were present at the pool area on January 7th and 17th, 2006 when vandalism occurred and other rules violations were committed. Also present at the meeting with Stephen Shay who was also present at the pool area on those nights. The Board discussed the matter with the Harris's and Wheeler's and although it was noted that the girls were present at the pool area on the dates in question, there was no admission of having invited the guests to the pool. Mr. Shay had previously provided a name to Mr. Williams of the person that he had observed pushing the trash container into the spa but stated at the meeting that he could not be sure who actually did so. After much discussion, the Board agreed to table the matter for now pending any new information that may become available.

There being no further business before the Board, the meeting was adjourned at 8:55 PM.

Submitted by:

Jack L. Williams
Acting Secretary