

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

March 28, 2006

Location:

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

Directors Present:

Sandra Spencer, Daryl Wheeler and Chuck Ferlisi.

Call to Order:

The meeting was called to order at 7:05 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 April 2006.

Homeowners Discussion

None.

Landscape

It was noted that the wood beams and (9) stone pilasters located along the driveway in back of the homes on Via del Viento were scheduled to be removed within the next two weeks.

Security

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

It was noted that the mailing of the replacement resident decals had been completed.

Minutes & Financial Reports

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

A motion was made and 2nd to table the approval of the February 2006 financial statements. All in favor, motion carried.

Management Report

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

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

Mr. Williams provided an updated accounts receivable report to the Board for the owner's assessments. A motion was made by Mr. Wheeler, 2nd by Mr. Ferlisi to send intent to lien notices and if payment is not made in the specified time, lien units, RAN-079 and RAN-123. All in favor, motion carried.

Discussion was held with regard to the replacement of the pool lounge chairs. The Board agreed to use the lounges for one more year.

Mr. Williams informed the Board that he had spoken with the Orange County Sheriff and was informed that the Sheriff could not patrol our streets to enforce vehicle code infractions due to the

fact that the streets were private. The Sheriff Department did agree to patrol the complex on a more frequent basis to help address our trespassing and loitering concerns.

Old Business

Mr. Williams informed the Board that he had met with Allwest Geo-Science to inspect the slope area behind the home at 32046 Camino del Cielo. It was noted that no obvious problems were located and that we were looking for the drainage plans to submit to Allwest Geo-Science to review.

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.

It was noted that association's web site had been updated.

The Board tabled discussion on modifying the lighting in the pool area for security purposes.

New Business

The Board reviewed and approved a bid from Ben'z Pool Service to clean the heaters and make sure that rodents were not in the equipment causing damage to the wiring.

Adjournment

There being no further business before the Board, the meeting was adjourned into closed session at 8:05 PM.

Submitted by:

Jack L. Williams
Acting Secretary

Rancho Cielo Homeowners Association

Executive Session Meeting of the Board of Directors

March 28, 2006

Location:

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

Directors Present:

Sandra Spencer, Daryl Wheeler and Chuck Ferlisi.

Call to Order:

The meeting was called to order at 8:05 PM

The Board met with Mrs. Tiedeman of 21842 Las Nubes Drive to address the use of a golf cart in the complex by members of her household. After a brief discussion, Mrs. Tiedeman agreed to not allow anyone to use the golf-cart inside the complex.

It was noted that the owner of 31921 La Subida had removed the block wall at the front of his home as requested.

The Board agreed to reverse a \$100.00 fine that had been assessed against the owners of 32031 Lomita Drive.

There being no further business before the Board, the meeting was adjourned at 8:23 PM.

Submitted by:

Jack L. Williams
Acting Secretary