

# **Rancho Cielo Homeowners Association**

Meeting of the Board of Directors

April 25, 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, Rod Miller 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 May 2006.

## **Homeowners Discussion**

Joe and John Drasso of 21792 Pajarito were present at the meeting with their mother. Joe and John made presentations to the Board to perform community service in the Rancho Cielo Community in accordance with requirements that they were trying to complete relating to their involvement in the Boy Scouts. Joe proposed that repair and painting of the wood beams located at the entrance of the community and John proposed ideas of repairing the cement railings that line the horse/walking trail. The Board informed the boys that they were in favor of allowing them to perform the service in the community. The boys will finalize their proposals and report back to the Board for final approval.

## **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 removed as approved.

## **Security**

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

The Board asked that Tom arrange to have an officer on duty name plaque installed at the guardhouse so that residents can identify the guard on duty by name.

Mr. Myers presented the results of the survey that Boyd sent to the owners. Tom noted that he would like to send another survey out in about 90 days.

## **Minutes & Financial Reports**

A motion was made by Mr. Ferlisi 2<sup>nd</sup> by Ms. Spencer to approve the March 2006 meeting minutes as submitted. All in favor, motion carried.

A motion was made by Mr. Miller, 2<sup>nd</sup> by Mr. Ferlisi to approve of the March 2006 financial statements. All in favor, motion carried.

## **Management Report**

It was noted that the association had received a settlement check in the amount of \$7,700 from State Farm Insurance for the damaged Sycamore located at the front entrance to the community.

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

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

Mr. Williams provided an updated accounts receivable report to the Board.

Mr. Williams provided a copy of the janitorial maintenance specifications to the Board for review.

### **Old Business**

Mr. Williams informed the Board that he was looking for the drainage plans Allwest Geo-Science to review with respect to the slope area behind the home at 32046 Camino del Cielo.

### **New Business**

Mr. Williams provided bids for the proposed replacement of the mailboxes throughout the community. It was noted that the cost to replace the mailboxes and posts was not available in the association's funds and this time. The Board agreed to consider a special assessment to replace the deteriorated mailboxes. The manager will draft a letter to be sent to the owners. The draft will be provided to the Board for review at the next meeting.

The Board discussed items for the newsletter. The Board asked the manager to solicit e-mail addresses of residents and to resend proxies for the annual meeting.

Mr. Ferlisi asked the manager to follow-up on the repair of the spa timer switch, the heating of the pool and the repair of the spa handrail.

### **Adjournment**

There being no further business before the Board, the meeting was adjourned into closed session at 8:10 PM.

Submitted by:

Jack L. Williams  
Acting Secretary

# **Rancho Cielo Homeowners Association**

Executive Session Meeting of the Board of Directors

**April 25, 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, Rod Miller and Chuck Ferlisi.

**Call to Order:**

The meeting was called to order at 8:10 PM

It was noted that we had not received a response from the owner of 31945 La Subida to the request for him to contact his surrounding neighbors to discuss the installation of the sports court in his back yard. The Board will ask Mr. Wheeler to follow-up on this matter as the chair of the Architectural Committee.

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

Submitted by:

Jack L. Williams  
Acting Secretary