

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

May 23, 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, Chuck Ferlisi Dana Kemp and Darryl Wheeler.

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 June 2006.

Homeowners Discussion

The Board reviewed a letter from the owner of 31941 Camino del Cielo in which she confirmed that she would be painting the wood trim on her home as requested.

The Board reviewed a letter from the owner of 21751 Via del Lago in which he was asking for a time extension to paint the exterior of his home until June 2006. The Board approved the request.

The Board reviewed a letter from the owner of 21791 Pajarito in which he was asking for a time extension to paint the fence at the back of the property until the end of June 2006. The Board approved the request.

The Board reviewed and denied an architectural variance request from the owner of 21942 Via del Lago. The request was for the installation of a canvas awning on the front of the home. The Board asked for details of the dimensions and a sample of the cloth to verify the color.

Landscape

It was noted that Vandergeest had been asked to add plants to the urns next to the tennis and volleyball court.

Security

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

It was noted that a notice needed to be provided to those residents that have not yet obtained the new resident vehicle decal. Mr. Williams will provide the notice to Mr. Meyers who will provide it to the guards to give out as needed.

A question was raised with regard to possible excessive use of the phone by the security guard. It was noted that the guard company was allotted a monthly budget of \$100.00 and that although the current month's bill exceeded the \$100.00 limit, they were under budget year to date.

Discussion was held with regard to increasing the patrol service to 4 patrols a night in the summer months to address the loitering and vandalism problems. Boyd will submit a quote for the additional patrols.

Minutes & Financial Reports

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

A motion was made by Mr. Kemp, 2nd by Mr. Ferlisi to approve of the April 2006 financial statements. All in favor, motion carried.

The Board asked the manager to correct the balance sheet in accordance with the most recent reserve study report.

Management Report

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

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

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

Mr. Williams provided a copy of the proposed 2006-07 budget for the Board to review.

Mr. Williams provided a copy of the proposed Annual Meeting Rules and Regulations for the Board to review.

Old Business

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

Discussion was held with regard to the white stains on the association pool deck. Mr. Kemp will make an effort to locate a product that can be safely used to remove the staining without damaging the finish on the pavers.

It was noted that the pool handrail had been repaired but was once again loose and needed to be repaired.

It was noted that the spa timer switch was repaired.

It was noted that the sensor lights for the pool area restrooms would be replaced so that the lights will not be left on by mistake.

Discussion was held with regard to sending a letter to the owners to vote on a proposed assessment for the replacement of the mailboxes. The Board approved the letter to be mailed to the owners.

Discussion was held with regard to the idea of purchasing umbrellas for the pool area. The Board agreed to not buy the umbrellas at this time due to the potential for vandalism.

New Business

The Board reviewed and approved the revised janitorial contract from Magic Touch Cleaning. It was noted that the new contract included items such as the scheduled cleaning of the awnings on the guard shack and the scheduled cleaning of the pool lounge chairs.

The Board approved having a summer yard sale. Ms. Spencer will inquire and confirm on a date.

Adjournment

There being no further business before the Board, the meeting was adjourned at 9:00 PM.

Submitted by:

Jack L. Williams
Acting Secretary