

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

July 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, Chuck Ferlisi, Dana Kemp, Rod Miller and Daryl Wheeler.

Call to Order:

The meeting was called to order at 7:10 PM.

Homeowners Discussion

None.

Security

The Board met with Mr. Myers of Boyd & Associates. Discussion was held with regard to the guard service as well as the night patrol service. Mr. Myers noted that he had implemented new procedures for opening and closing the post each day and that the policies had been placed in the guard shack for the guards to refer to. Mr. Myers noted he would have the on duty guard plaque installed right away.

Landscape

It was noted that John Drasso had completed the planting at the back of the pool area for credit towards his community service project needed to obtain his Eagle Scout.

Minutes & Financial Reports

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

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

Management Report

The Board reviewed the prior months "Things to do" list.

Mr. Williams updated the Board on the vote tally for the proposed mailbox assessment. It was noted that there were not enough votes in favor of the proposed assessment and the matter was tabled. The vote total was 94 in favor and 109 opposed. The Board agreed they would make repairs to the existing mailboxes and stands as needed.

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

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

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

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.

It was noted that the pool handrail had been repaired.

It was noted that the spa timer switch was repaired.

The Board reviewed bids from Sundown Lighting and Security Electric for the installation of bollard style lights in the common area in front of the tennis courts and pool area. A motion was made by Mr. Kemp, 2nd by Miller to approve the bid from Sundown Lighting, bid #4, to replace the damaged lights in front of the tennis court area. All in favor, motion carried. The Board approved the use of the black fixtures.

New Business

Discussion was held with regard to the 2006-07 budget. After much discussion, the Board approved the budget without an increase in the assessment amount.

The Board asked the manager to provide bids for the landscape maintenance in order to compare the pricing of the current contract.

Adjournment

There being no further business before the Board, the meeting was adjourned at 9:35 PM.

Submitted by:

Jack L. Williams
Acting Secretary