

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

September 26, 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, Dana Kemp and Daryl Wheeler.

Call to Order:

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

Homeowners Discussion

Robert Decker of 21862 Caminito Drive was present at the meeting to discuss the landscape on the back of his slope and to submit an architectural variance request for the proposed installation of solar heating panels on his roof. The Board reviewed the application for the solar panels and noted that they would meet to discuss the request before a decision was made. Mr. Decker also addressed an issue in which he claimed he had excessive water in his back yard and that in an effort to determine the source of the water, he would be digging some inspection holes along the base of the wall at the back of his property to see if there is any evidence of excessive moisture.

Mr. Balding of 32053 Camino Del Cielo was present at the meeting to submit an architectural variance request for the proposed installation of a pool in his back yard. The Board took the request under review.

Security

The Board met with Mr. Myers of Boyd & Associates. Mr. Myers supplied copies of the August and September security reports to the Board for review. Discussion was held with regard to the use of visitor parking passes and it was determined that we would use a "Day" pass for visitors that would be not spending the night in the community.

Landscape

The Board reviewed a bid from Vandergeest Landscape for the trimming of common area trees. It was noted that the bid submitted for the trees was created by Chris Curr with the understanding that the association would only be trimming the trees that had to be trimmed. The bid from Vandergeest was \$15,660.00. The Board approved the expenditure of \$8,000.00 towards tree trimming. Chris Curr will be asked to trim the trees most needing to be trimmed up to the dollar amount of \$8,000.00.

It was noted that the quarterly flower color change had been completed.

Minutes & Financial Reports

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

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

Management Report

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

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

The Board reviewed the annual planner for the months of August and September 2006.

Mr. Williams provided an updated accounts receivable report to the Board. A motion was made by Mr. Wheeler, 2nd by Mr. Kemp to send an intent to lien notice and lien if payment is not made, accounts RAN-079 and RAN-149. All in favor, motion carried.

Old Business

It was noted that we had received the building plans for the association common area and that we would be looking for the drainage plans to provide to All West Geo-Science. The plans are needed to address the water intrusion issue behind 32046 Camino del Cielo.

The Board reaffirmed the approval to install the bollard lights in front of the pool area. The work is to be done asap.

Discussion was held with regard to the cost of the pool service. The Board approved the termination of Ben's Pool Service and hiring of Aqua Trends Pool Service.

The manager provided a bid estimate for the landscape maintenance contract from Harvest Landscape.

New Business

The Board approved the holiday lighting bid from Three Phase Electric at a cost of \$2,300.00.

Mr. Williams informed the Board that he had received a request from the Orange County Health Department to modify the Emergency shut-off switch so that it turns off the jets and the circulating pump. Mr. Williams informed the Board that he has solicited a bid for the modification and that he had been in regular contact with the Health Department on the matter.

Adjournment

There being no further business before the Board, the meeting was adjourned at 9:30 PM.

Submitted by:

Jack L. Williams
Acting Secretary