

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

October 24, 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, Daryl Wheeler and Chuck Ferlisi.

Call to Order:

The meeting was called to order at 7:15 PM.

Homeowners Discussion

Mr. & Mrs. Malena of 21852 Las Nubes were present at the meeting and inquired about the proposed replacement of the mailboxes within the association.

The Board reviewed a letter from Ms. Blohm of 32252 Via del Sol in which she was addressing concerns about the proposed replacement of the mailboxes and a newsletter article addressing the matter.

The Board reviewed a letter from Mr. Uribe of 31911 La Subida in which he was asking that his mailbox post be repaired. It was noted that a work order had been issued for the matter.

The Board reviewed a letter from Mr. Dean of 21831 Via del Lago in reference to problems with rodents on the common area slopes.

The Board reviewed a letter from Mr. Stuart of 21771 Ambrosia in which he was responding to a request for him to paint the wood trim on his home. The Board noted that they owner did need to paint the wood trim as requested.

The Board reviewed a letter from Mr. Blohm of 32252 Via del Sol in which he was asking that the association trim the trees next to his home. The Board noted that the trees did not need to be removed due to fire hazard and that they were not scheduled to be trimmed. The Board did note that if the owner wanted to have the association's landscaper trim the tree and if he was willing to pay for that cost, they would allow him to do so.

Minutes & Financial Reports

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

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

Security

No report.

Landscape

It was noted that the approved tree trimming would start within the next couple of weeks.

Management Report

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

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

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

Mr. Williams provided an updated accounts receivable report to the Board. A motion was made by Mr. Kemp, 2nd by Mr. Ferlisi to send an intent to lien notice and lien if payment is not made, to account RAN-042. All in favor, motion carried.

It was noted that we had made arrangements for the change of pool service from Ben'z Pool to Aquatrends, effective November 1, 2006.

Old Business

It was noted that half of the approved bollard lights had been installed in front of the tennis court and that the remaining fixtures would be installed within the next two days.

New Business

Ms. Spencer informed the Board that she had met with a representative from the OCFA and that she had obtained the original approved planting plans from them. Copies will be made of the plans before they are returned to the OCFA. It was noted that a meeting will be scheduled with the OCFA to have them inspect the common area landscape and advise on any changes or corrections that may be needed to reduce any fire hazards. It was noted that we needed to provide them with a copy of the drawings of the landscape changes made in the "bowl area".

Adjournment

There being no further business before the Board, the meeting was adjourned into executive session at 8:00 PM.

Submitted by:

Jack L. Williams
Acting Secretary

Rancho Cielo Homeowners Association

Executive Session Meeting of the Board of Directors

October 24, 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, Daryl Wheeler and Chuck Ferlisi.

Call to Order:

The meeting was called to order at 8:05 PM.

Executive Discussion

The Board discussed the proposed architectural variance request submitted by Mr. Decker of 21862 Caminito. After much discussion, Mr. Kemp recused himself from the vote on the matter and the remaining Board members voted unanimously to approve Mr. Decker's request as follows:

1. The owner may install eleven, (11) solar panels onto the North/West side of his home.
2. The owner will be required to obtain and submit copies to the association of his approved permits and certification.

The manager will send the approval letter to Mr. Decker with the stated conditions. It was noted that the Board opted to approve the installation of the eleven, (11) panels onto the North/West side of the home based upon recommendations made by Mr. Decker's solar contractor. It was further noted that Mr. Decker would be free to resubmit his application with proposed changes in the future.

Discussion was held with regard to the need to modify the 2006-07 association budget. After much discussion, a motion was made by Mr. Kemp to raise the dues to \$222.00 per month effective upon issuance of a 30-day notice to the owners. The motion failed due to the lack of a 2nd.

Adjournment

There being no further business before the Board, the meeting was adjourned at 8:45 PM.

Submitted by:

Jack L. Williams
Acting Secretary