

# **Rancho Cielo Homeowners Association**

Meeting of the Board of Directors  
November 28, 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, Rod Miller and Chuck Ferlisi.

## **Call to Order:**

The meeting was called to order at 7:30 PM.

## **Homeowners Discussion**

Mr. Nichols of 21876 Delicia was present at the meeting and asked the Board to approve the trimming of two Sycamore Trees behind his home in the common area. The Board approved the request, noting the trees would be trimmed in conjunction with the approved tree trimming.

The Board reviewed a request from the owner of 21782 Ambrosia to issue resident vehicle decals to persons who are part of their carpool group. The Board noted they would consider the adoption of a carpool pass that can be given to the members of the group to help expedite their entry into the community.

The Board reviewed a letter from Mr. Decker of 21862 Caminito in which he noted the acceptance of the Board's decision on his architectural variance request for the placement of solar heating panels onto the roof of his home.

The Board reviewed a letter from Ms. Dahdah of 21811 Estrella in which she was addressing a recent incident in which some persons were observed defecating on her lawn. The Board noted that the matter should have been referred to the Orange County Sheriff.

## **Minutes & Financial Reports**

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

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

## **Security**

No representatives from Boyd & Associates were present at the meeting.

The Board reviewed and modified a draft letter and questionnaire that is to be sent to the owners asking them for their input on the guard service and proposed upgrades to the gates. The Board approved the letter noting it will be sent at the first of the year.

## **Landscape**

It was noted that the damaged water main line at Ambrosia and Rancho Cielo Drive had been repaired.

It was noted that the approved tree trimming work was scheduled to start immediately.

## **Management Report**

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

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

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

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

## **Old Business**

It was noted that the remaining, approved bollard lights had been installed in front of the tennis court area.

It was noted that a meeting would be set with the representative from the OCFA. Ms. Spencer will call to set the date and notify the manager and other members of the Board.

Discussion was held with regard to the possible need to raise the current assessment amount. No decisions were made on the matter.

## **New Business**

The Board reviewed and tabled a bid proposal from Aquatrends Pool Service. The account manager will meet with the pool service person to review the bid and obtain clarification on the proposed maintenance items.

The Board received and approved the 2005-06 Annual Financial Review and approved the document for mailing to the owners.

## **Adjournment**

There being no further business before the Board, the meeting was adjourned into executive session at 8:35 PM.

Submitted by:

Jack L. Williams  
Acting Secretary