

Rancho Cielo Homeowners Association

Meeting of the Board of Directors
January 23, 2007

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 Rod Miller.

Call to Order:

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

Minutes & Financial Reports

A motion was made and 2nd to approve the November 2006 meeting minutes as submitted. All in favor, motion carried.

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

The Board requested the manager contact the water department and request an audit of the water billing for the past year.

Management Report

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

Mr. Williams provided copies of the January 2007 common area inspection report and the January 2007 Property Inspection report to the Board for review.

The Board reviewed the annual planner for the month of January 2007.

Mr. Williams provided an updated accounts receivable report to the Board. A motion was made by Mr. Miller, 2nd by Mr. Kemp to send an intent lien notice to RAN-043 for non payment of assessments. All in favor, motion carried.

Homeowners Discussion

Mr. & Mrs. Hrabik of 32232 Via del Sol were present at the meeting to discuss the recent letter sent to the association membership proposing modifications of the entry gates and stopping the guard service for a period of time to pay for the cost of the renovation. Mr. & Mrs. Hrabik stated that they wanted to keep the guard service in place and were also in favor of modifying the gates to add a second gate. After much discussion, Mr. & Mrs. Hrabik stated that they would help speak with other residents in the community in an effort to gain support for the proposed changes.

Security

Tom Meyer from Boyd & Associates was present at the meeting.

Discussion was held with regard to the change in companies performing the drive-through parking patrol. It was noted that the Board had hired Nordic Security to handle the drive-through patrol service.

The Board reviewed the most recent reports from Nordic Security as to their efforts on the drive-through patrol service.

Discussion was held with regard to the existence of a "Pull-Over" procedure within the association's guard post orders. It was noted that there was no policy in place that required the guards to have unauthorized guests pull into the community and park along the curb in order to allow the guard on duty to handle other traffic entering the community.

The Board approved the use of a carpool pass noting the pass would be useable between the hours of 7:00 AM to 9:00 AM and from 2:00 PM to 4:00 PM, Monday through Friday.

Landscape

It was noted that the landscaper would be replacing the flowers in the complex as soon as the cold weather stops.

The Board reviewed and approved a bid from Vandergeest Landscape for clearing landscape debris in the "gulley" area that is between Via Allegre and Via del Viento. The bid for the work to be performed was \$5,400.00. The motion was made by Mr. Kemp, 2nd by Mr. Miller with all in favor.

The Board reviewed a letter from Mr. Ouellet of 32046 Camino del Cielo in which he was writing to address the problem of water intrusion into his back yard. It was noted that Mr. Williams had spoken with Mr. Ouellet and informed him that he would submit the common area drainage plans for the community to Allwest Geoscience to have them review the plans in an effort to determine if there could be any problems with the drainage system that could create a water intrusion problem onto his property.

Old Business

It was noted that the manager met with the representative from the Orange County Fire Authority to inspect the common area landscaping. As a result of the inspection, recommendations were made to clear the excessive debris in the "gulley" area. It was noted that the Board had approved the bid from Vandergeest for that work to be completed.

Mr. Williams informed the Board that he had met with Aquatrends to inspect the pool and review their list of recommended repairs. The Board approved all of the proposed repairs with exception to the acid washing of the pool plaster.

It was noted that the Health Department had again requested the association arrange to modify the emergency shut-off switch on the spa timer so that is turned off the circulation and jet motors when activated.

New Business

Discussion was held with regard to the owner's votes on the proposed modification to the entry gates. It was noted that as of today's date, the vote was as follows: 81 Yes, 53 No and 6 Maybe.

Adjournment

There being no further business before the Board, the meeting was adjourned into executive session at 9:20 PM.

Submitted by:

Jack L. Williams
Acting Secretary