

Rancho Cielo Homeowners Association

Meeting of the Board of Directors
February 27, 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, Chuck Ferlisi, 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 by Mr. Miller, 2nd by Mr. Ferlisi to approve the January 2007 meeting minutes as submitted. All in favor, motion carried.

A motion was made by Mr. Miller, 2nd by Mr. Kemp to approve of the January 2007 financial statements. All in favor, motion carried.

Management Report

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

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

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

Homeowners Discussion

Mr. & Mrs. Hrabik of 32232 Via del Sol were present at the meeting and submitted a Home Improvement application for the installation of a pool in their back yard. The application was referred to the Architectural Committee for review.

The Board reviewed a letter from Mrs. Tiedeman of 21842 Las Nubes in which she was writing to note her objections to a letter sent by the manager in reference to her (or her family members) use of a golf cart within the community.

The Board reviewed a letter from Mr. & Mrs. Spice of 31882 La Subida in which they were writing to address a potential violation being committed by a neighbor who was remodeling a portion of his home without association approval. The manager will follow-up on the matter.

Security

No report from Boyd.

The Board reviewed the drive-through security report from Nordic Security.

Landscape

It was noted that Vandergeest Landscape had completed their work to clear debris and trim the plant material in the "gulley" area that is between Via Allegre and Via del Viento.

The Board approved bids for needed fertilization of the common area landscape.

The Board reviewed bids for the replanting of the landscaping at the entrance of the community between the driveway entrance and the back of the homes along Via del Viento. After much discussion, the Board approved the options to replant the area at an approximate cost of \$10,800.00. All in favor, motion carried. It was noted that due to recent damage in much of the landscape nursery plant stock, we would wait a few months to purchase the plant material. It was also noted that Vandergeest would complete the work and bill the association over a six month period of time.

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

Mr. Williams informed the Board that he had sent the drainage plans to All West Geoscience so that they could review the plans and attempt to evaluate the source of the water intrusion into the back yard of 32046 Camino del Cielo.

Discussion was held with regard to the removal of some of the cement fencing along the trail between Rancho Cielo and Dove Canyon. It was noted that Mrs. Spencer and Mr. Ferlisi inspected the fencing along with the manager and representative from the County. Recommendations were made to remove portions of the fencing, saving the railings for current and future repairs of the remaining fencing.

It was noted that one bid had been submitted for the repair of the iron fencing along Plano Trabuco. The estimate from DSG Metal was \$1,950.00. The Board authorized the manager to approve one of the two bids once the second bid was obtained.

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: 96 Yes, 63 No and 6 Maybe.

New Business

The Board reviewed and approved bids from Aquatrends for repairs of the pool area equipment.

The Board approved the bid from Security Electric to rewire the Emergency Shut-off switch as the spa in the pool area. The cost for the work was \$1,900.00.

The Board approved the bid from Sundown Lighting to perform the 2nd phase of the light bollard installation. The next phase was for ten, (10) lights in front of and in the pool area.

Adjournment

There being no further business before the Board, the meeting was adjourned into executive session at 9:00 PM.

Submitted by:

Jack L. Williams
Acting Secretary