

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

March 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:

This being the Annual Meeting and Election, it was noted that a quorum had not been achieved and the Annual Meeting was postponed until the April 2007 meeting.

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

Minutes & Financial Reports

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

Management Report

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

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

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

It was noted that bids were being solicited for repairs to the common area streets. The bids will be provided to the Board asap.

Mr. Williams informed the Board that the reserve study report was underway and should be completed in time for review at the April association meeting.

Homeowners Discussion

Kathy Pham of 32242 Vie Del Nido was present at the meeting to discuss parking regulations. Ms. Pham noted that she often had guests that come to her home after the guard has left for the evening and she is unable to obtain Visitor Parking passes for her guests. The Board discussed the matter in length and agreed to assist Ms. Pham in this effort. The manager was asked to contact the security company to inquire about possible resolutions to this problem.

Mrs. Drasso of 21792 Pajarito was present with her sons.

The Board reviewed a letter from Mr. & Mrs. Hrabik of 32232 Via del Sol in which their contractor noted a need to add plants onto the common area slope behind their property. It was noted that this matter was being addressed.

The Board reviewed a letter from Mr. Blohm of 32252 Via del Sol in which he was writing about concerns about the common area trees behind his home. It was noted that the manager had addressed Mr. Blohm.

The Board reviewed a letter from Mr. Joseph in reference to his property at 21791 Ambrosia. It was noted that the owner was writing to address the repainting of the exterior of his home.

The Board reviewed a letter from Mr. & Mrs. Don of 21851 Via del Lago in which they were writing to address a complaint about the neighbors at 21862 Via del Lago leaving their garage door open for extended periods of time.

The Board reviewed a letter from Ms. Ball of 31941 La Subida in which she requested an extension of time to repaint her front doors. The Board agreed to an extension until the end of May 2007.

Security

Mr. Myers of Boyd & Associates was present at the meeting.

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

Landscape

The approved replanting of the landscaping at the entrance of the community between the driveway entrance and the back of the homes along Via del Viento was still pending due to the ability to obtain quality plant materials.

The Board reviewed a bid from the landscaper to add plant at the slope behind 32232 Via del Sol. The Board asked the manager to contact the landscaper with a request to change the plant selection from Rosemary to Acacia and resubmit the proposal. The Board authorized the manager to approve the revised bid if the cost did not exceed \$200.00.

Old Business

The Board reviewed and approved letter that will be sent to the owner of 32046 Camino del Cielo in reference to the alleged drainage issues onto his property.

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 Vandergeest had been instructed to remove the salvageable railings and store them down next to the pool area. Once completed, the County will be notified so that the selected posts can be removed from the trail.

It was noted that iron fencing along Plano Trabuco had been repaired.

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.

It was noted that Aquatrends had completed the repairs of the pool area equipment as approved. It was further noted that Security Electric would be rewiring the Emergency Shut-Off switch at the spa area.

It was noted that the replacement bollard lights for the area in front of the pool had been ordered and would be installed asap.

New Business

Discussion was held with regard to having a yard sale for the community. The Board agreed to have the yard sale on May 19th between the hours of 7:00 AM and 12:00 PM. Notice will be placed in the newsletter.

Mr. Miller raised discussion on possible changes that could be made at the front gate to accommodate a second entry lane. The Board discussed the ideas but no decisions were made on the matter at that time.

Adjournment

There being no further business before the Board, the meeting was adjourned into executive session at 9:05 PM.

Submitted by:

Jack L. Williams
Acting Secretary