

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

April 24, 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 and Dana Kemp.

Call to Order:

This being the Annual Meeting and Election, it was noted that a quorum had been achieved and the Annual Meeting was conducted. As a result of the voting, Ms. Spencer, Mr. Kemp, Mr. Ferlisi, Mr. Miller and Mr. Wheeler were re-elected to serve on the Board of Directors for the next year.

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

Minutes & Financial Reports

A motion was made by Mr. Ferlisi, 2nd by Mr. Kemp to approve the March 2007 meeting minutes as submitted. All in favor, motion carried.

A motion was made and 2nd to table the approval of the prior month's financial statements. All in favor, motion carried.

Management Report

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

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

Mr. Williams provided an updated accounts receivable report to the Board. A motion was made by Mr. Kemp, 2nd by Mr. Ferlisi to send intent to lien notices to RAN-069 and RAN-074 for non payment of their assessments. All in favor, motion carried.

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 had been completed and copies of the report were given to each member of the Board.

Discussion was held with regard to needed street repairs within the community. It was noted that the manager had solicited and obtained 3 bids for needed repairs. The Board authorized the manager to hire El Camino Paving to make the needed repairs. It was also noted that the manager had contacted Labelle Marvin Consulting to have them provide a bid for the inspection of the streets throughout the association and create a set of repair and maintenance specifications.

Homeowners Discussion

None.

Security

The Board reviewed the prior months parking patrol report from Nordic Security.

The Board met with Mr. Peter Jensen of Nordic Security to review his bid proposal for guard services.

Discussion was held with regard to the pool hours. A motion was made by Mr. Kemp, 2nd by Mr. Ferlisi to set the pool hours of operation at 7:00 AM to 11:00 PM on all days of the week. All in favor, motion carried.

Landscape

No report.

Old Business

The Board revisited discussion on the association budget. After much discussion, a motion was made by Mr. Kemp, 2nd by Mr. Ferlisi to raise the dues \$37.00 per month effective June 1, 2007. All in favor, motion carried. A letter will be sent to the owners informing them of the change.

It was noted that the installation of the bollard lights in front of the pool area had been completed.

New Business

The manager updated the Board on the efforts of the County to remove the damaged fence posts along portions of the hiking trail. It was noted that the horizontal sections that were salvageable had been removed and stored for future use and that the County would be removing the damaged posts as soon as possible.

It was noted that we had some recent vandalism at the pool area in which someone dumped a bag of cement into the pool.

The Board reviewed a letter from the Edison Company in which they informed the association that eight, (9) of the pole lights within the community had not been previously billed to the association but to the city by mistake. It was noted that the billing was changed effective April 2007.

Adjournment

There being no further business before the Board, the meeting was adjourned into executive session at 9:15 PM.

Submitted by:

Jack L. Williams
Acting Secretary