

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

May 22, 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, Rod Miller and Darryl Wheeler.

Call to Order:

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

Minutes & Financial Reports

A motion was made by Mr. Ferlisi, 2nd by Mr. Kemp to approve the April 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 May 2007 common area inspection report and the May 2007 Property Inspection report to the Board for review.

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

Mr. Williams provided an updated accounts receivable report to the Board. A motion was made by Mr. Kemp, 2nd by Mr. Wheeler 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 the repairs to the common area streets had been completed as approved. The Board also reviewed a proposal from LaBelle Marvin to perform tests on the common area streets and create specifications for repairs and or replacement. The proposal total was \$14,000.00. It was noted that a second bid was being obtained from another consultant for the Board to consider.

It was noted that the dues assessment increase notice had been sent to the owners.

Homeowners Discussion

Mr. Reid of 32012 Camino del Cielo was present at the meeting to discuss the reasons for the recent increase in the monthly assessment.

The Board met with the owners of 31892 La Subida to address a denial of their proposed architectural variance changes that had been denied by the Architectural Committee. After much discussion, the Board agreed that the proposed plans could not be approved due to the fact that they determined the changes were not consistent with the community. The Board did offer suggestions on changes to the plans that would be acceptable. The owners will revise and resubmit their plans.

Security

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

The Board met with Mr. Tom Myer of Boyd & Associates to discuss the efforts of the guard service.

It was noted that we would arrange to have Nordic Security perform their first patrol of the night at 11:00 PM, (or as soon as possible thereafter) in order to close and clear the pool area.

Landscape

No report.

Old Business

It was noted that the County had removed the cement posts that had been selected for removal along the walking trail.

Discussion was held with regard to the Reserve Study Report. It was agreed that the Board would meet prior to the next meeting to review the report. It was also noted that we would begin the review of the proposed budget for 2007-08.

It was noted that the emergency shut-off switch at the spa had been repaired by Security Electric and was not fully functional.

New Business

The Board reviewed a letter from AT&T that was sent by the City of Rancho Santa Margarita. It was noted that the manager was attempting to contact the representative on the matter.

It was noted that the manager had contact the City in reference to finding out about the possibility of having access to reclaimed water for use on the common area irrigation throughout the community. We are awaiting a response.

It was also noted that the manager had contacted the City to obtain clarification on the permitting process for homeowners associations. Specifically, the need to determine if the City will issue permits without written approval from the homeowners association.

Discussion was held with regard to the Home Improvement Application and the Architectural Review process. After much discussion, the Board asked the manager to add a paragraph that informs the applicant that the review process will take 30 days to complete.

The Board reviewed and approved a bid from Sundown Lighting to install motion-activated lights that will operate after the pool area has closed. The purpose of the lights will be to identify activity in the pool area after hours and to provide adequate lighting for the operation of the surveillance camera.

Adjournment

There being no further business before the Board, the meeting was adjourned into executive session at 8:50 PM.

Submitted by:

Jack L. Williams
Acting Secretary