

# Rancho Cielo Homeowners Association

Meeting of the Board of Directors  
June 26, 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 Darryl Wheeler.

## **Call to Order:**

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

It was noted that Mr. Miller had tendered his resignation as a member of the Board of Directors.

## **Minutes & Financial Reports**

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

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

Discussion was held with regard to the 2007-08 budget. A motion was made by Mr. Wheeler, 2<sup>nd</sup> by Mr. Ferlisi to approve the budget at \$222 per month. All in favor, motion carried.

The Board approved the reallocation of funds on the financial balance sheet to reflect the allocations recommended by Reserve Data Analysis.

## **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 June 2007.

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

It was noted that the manager had met with representatives from El Camino Paving and Mr. Stanley Scholl a Civil Engineer, to evaluate the common area streets. Mr. Scholl will be providing a proposal to perform testing on the streets and provide a plan for the repair and maintenance of them.

## **Homeowners Discussion**

Mr. Younkin and Ms. Nguyen, the owners of 31892 La Subida were present at the meeting and resubmitted plans for proposed architectural changes to their home involving the addition of a courtyard area. The plans were submitted to the Architectural Committee for review.

The Board reviewed an e-mail from Cynthia Ryan, the daughter of George Ryan, the owner of 21842 Via del Lago. Ms. Ryan had written the association requesting they take action to require their neighbor at 32232 Via del Sol to trim a tree that is hanging over onto their property. It was noted that the manager did contact the neighbor as requested and that the neighbor had agreed to

immediately address the problem. It was further noted that as of the date of the meeting, the owners of 32232 Via del Sol had actually removed the tree that was creating the problem.

The Board reviewed an e-mail from Mr. Stewart, the owner of 21771 Ambrosia in which he was addressing the repainting of the exterior of his home.

The Board reviewed a series of e-mails from the Neilson's at 31945 La Subida and the Decker's at 21862 Caminito. It was noted that the e-mails were sent addressing concerns about architectural changes that were underway at the Neilson's home. It was further noted that the owners had met and resolved their issues.

The Board reviewed a letter from Ms. Nieblas of 21751 Via del Lago in which she was writing about an infestation of bees in the common area tree behind her home. It was noted that the manager had called a pest control company and had the bees removed from the tree.

The Board reviewed a letter from Ms. Wilkerson of 32242 Via del Sol in which she was writing about the poor condition of the yard at 21842 Via del Lago. It was noted that letters had already been sent to the unit owner on the matter.

### **Landscape**

Discussion was held with regard to the previously approved replanting at the front entrance. The Board agreed to have Vandergeest Landscape begin the planting process by adding half of the plants now and planting the remaining plants in the future.

It was noted that the manager had requested a bid for the installation of the Smart Timers for use in the common area. It was noted that these timers were designed to help with water conservation.

The Board reviewed and approved a bid from Vandergeest Landscape to add plants on the slope next to 21761 Estrella at a cost of \$756.00.

It was noted that the manager was soliciting bids for the adding of a drainage control curb for the areas behind 32406 and 32052 Camino del Cielo.

### **Security**

It was noted that Nordic has been closing the pool down too early on some nights. The manager will contact Nordic on the matter.

It was noted that a reminder of the association's RV parking regulations would be placed in the next newsletter.

### **Old Business**

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

It was noted that the new bollard lights had been installed in and around the pool area as approved.

The manager informed the Board that he had made contact with the City in reference to the issuance of building permits without association approval. It was noted that the City did not require association approval before issuing a permit to an owner.

It was noted that the Home Improvement application had been modified.

### **New Business**

The Board reviewed a proposal from Lasting Impressions, a Landscape Architect firm, which would conduct reviews of plans submitted by owners with their Home Improvement applications. It was noted that this type of service was necessary in order to have a trained person review the owner's plans to identify potential problems and or concerns. The Board will discuss the matter further at the next association meeting.

**Adjournment**

There being no further business before the Board, the meeting was adjourned into executive session at 9:17 PM.

Submitted by:

Jack L. Williams  
Acting Secretary