

# **Rancho Cielo Homeowners Association**

Meeting of the Board of Directors  
November 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 Len Malena.

## **Call to Order:**

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

## **Minutes & Financial Reports**

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

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

## **Management Report**

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

Mr. Williams provided an updated accounts receivable report to the Board. A motion was made by Mr. Ferlisi, 2<sup>nd</sup> by Mr. Kemp to send intent to lien notice to RAN-040 and RAN-190 for non-payment of their assessments. All in favor, motion carried.

Discussion was held with regard to new legislation scheduled to take effect January 1, 2008. The Board agreed to have the manager post the meeting agendas on the association's web-site prior to the meeting in accordance with the legal requirements.

Discussion was held with regard to the reinvestment of association funds using ING or Sunwest Bank. It was noted that the manager had attempted to open an account with ING but was unable to do so. The manager will again attempt to open an account with ING. If he is unable to do so, the Board approved the opening of the CD placement account with Sunwest Bank.

## **Homeowners Discussion**

The Board reviewed an e-mail from Mr. Hoffman of 31891 La Subida Drive.

The Board reviewed an e-mail from Ms. Spice of 31882 La Subida Drive.

The Board reviewed a letter from Ms. McDonald of 32065 Camino del Cielo in which she was addressing issues with neighboring units. It was noted that the manager would address the matters.

## **Landscape**

The Board reviewed bids for landscape repairs and upgrades that were approved by the Landscape Committee. The items included the over seeding of the common area lawns, adding plants on the slope area behind Via del Viento, and the annual tree trimming.

**Security**

The Board members were provided with copies of the patrol service reports from Nordic Security. It was noted that there were discrepancies as to the timing of the drive-through patrols. The manager will contact Nordic to reaffirm the fact that the first patrol can not be made prior to 11:00 PM and that we wanted a reasonable period of time to elapse before the second or additional nightly patrols were conducted. It was suggested that we may need to require the patrol company to install a time stamp device at the community to verify the times of the patrols.

**Old Business**

Discussion was held with regard to the replacement of the deteriorated iron fence at the entrance of the community. It was noted that the bids for the removal and replacement of the existing wrought iron fence using chain-link fencing were approximately \$11,000.00. The Board discussed the matter in detail and decided not to proceed with the project at this time.

The Board approved a bid from Bandy Landscape to replace 24 wood beams at the entrance to the community at a cost of \$6,300.00. The work included the removal of the existing deteriorated beams, replacement of the beams, preparation of all beams and painting of all beams. The motion was made by Mr. Ferlisi, 2<sup>nd</sup> by Ms. Spencer. Mr. Malena abstained and all others voted in favor.

It was noted the survey of the common area streets was underway.

**New Business**

The Board met with Mr. Don Cole of IPS Designs to discuss the possibility that he could work with the association as an advisor to review architectural variance and home improvement requests submitted by the owners. It was noted that Mr. Cole would draft a proposal of his services and submit it for the Board to review.

It was noted that we needed to update the Dunn Edwards exterior painting color charts.

Discussion was held with regard to the association participating in the C.A.R., (Community Association of Rancho). It was agreed that Ms. Spencer and Mr. Malena would try to attend some of the meetings on behalf of the association.

**Adjournment**

There being no further business before the Board, the meeting was adjourned into executive session at 9:30 PM.

Submitted by:

Jack L. Williams  
Acting Secretary