

Rancho Cielo Homeowners Association

Meeting of the Board of Directors
February 26, 2008

Location:

The meeting of the Rancho Cielo Homeowners Association was held at the offices of the Trabuco Canyon Water District.

Directors Present:

Sandra Spencer, Dana Kemp, Len Malena, Chuck Ferlisi and Darryl Wheeler.

Call to Order:

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

The Board met with Mr. Stanley Scholl, P.E. who had conducted a survey of the association streets. The Board was provided with a written report from Mr. Scholl and discussion was held with regard to his proposed repairs of the common area streets. The Board will review the matter further and asked Mr. Scholl to provide address of locations where he had performed work and where they could see evidence of the proposed type of asphalt construction.

The Board met with Mr. Don Chadd of the Trabuco Canyon Water District. Mr. Chadd was present to discuss the possible use of reclaimed water for the common area irrigation system within the community. The Board asked that Mr. Chadd and the association manager work on obtaining a plan and estimate for the cost to retrofit the common area irrigation system using the reclaimed water.

Minutes & Financial Reports

A motion was made by Mr. Kemp, 2nd by Mr. Malena to approve the January 2008 meeting minutes as submitted. Mr. Ferlisi abstained from the vote due to the fact that he was not present at the meeting. All others in favor, motion carried.

The Board tabled the approval of the prior month's financial statements as submitted.

Management Report

The Board reviewed the annual planner for the month of February 2008.

The Board reviewed the community inspection reports for the past month as provided by the manager.

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

Discussion was held with regard to the need to replace the mailboxes throughout the community. It was noted that the boxes and posts in many cases are severely deteriorated and need major repairs or replacement. There was no decision made in reference to the mail boxes. The manager will contact the U.S. Post Office to determine if there is any possibility of obtaining new mail boxes through them.

Homeowners Discussion

The Board approved the reversal of a fine in the amount of \$100.00 from the account of 31921 Camino del Cielo.

Landscape

No items for discussion.

Security

The Board members were provided with copies of the patrol service reports from Nordic Security.

Old Business

It was noted that Bandy Landscape had completed the replacement of the fencing beams located at the entry of the community.

Discussion was held with regard to the proposal from AT&T for the installation of new equipment at the entrance of the community. The Board received a copy of a revised draft of the proposed installation location for the equipment. Because the plan was on an 8/12 x 11 inch piece of paper, it was not clearly readable. The Board asked the manager to obtain a full size set of plans for review and the matter was tabled.

New Business

None.

Adjournment

There being no further business for open session, the meeting was adjourned into executive session at 9:00 PM.

Submitted by:

Jack L. Williams
Acting Secretary