

# Rancho Cielo Homeowners Association

Meeting of the Board of Directors

March 25, 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 annual meeting and election was called to order at 7:00 PM with 69 owners present in person or by proxy.

As a result of the voting, Sandra Spencer, Dana Kemp, Len Malena, Chuck Ferlisi and Darryl Wheeler were re-elected to the Board of Directors for the next year.

A motion was made and 2<sup>nd</sup> to approve the IRS Tax Resolution that would allow the association to transfer any earnings net of reserves for the current fiscal year into the association's reserve accounts. All in favor, motion carried.

There being no further business for the annual meeting and election, the annual meeting was adjourned at 7:10 PM.

The regular monthly meeting was called to order at 7:10 PM.

Motions were made and 2<sup>nd</sup> to appoint the following Board members to serve in the stated capacities, (President, Dana Kemp), (Vice President, Chuck Ferlisi), (Secretary, Sandra Spencer), (Treasurer, Len Malena).

## **Minutes & Financial Reports**

A motion was made by Mr. Ferlisi, 2<sup>nd</sup> by Ms. Spencer to approve the February 2008 meeting minutes as submitted. All in favor, motion carried.

A motion was made by Mr. Kemp, 2<sup>nd</sup> by Mr. Ferlisi to approve the February 2008 financial statement as submitted.

## **Management Report**

The Board reviewed the annual planner for the month of March 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.

## **Homeowners Discussion**

The Board reviewed a letter from Mr. Clasen of 31811 Via Allegre in which he was asking for an extension of time to perform repairs on the exterior of his home that the association had asked him to perform. The Board granted a 30 day extension.

Mr. Ferlisi raised discussion as an owner about the condition of the landscaping on the common area slope behind his home. Mr. Ferlisi offered to pay for the cost to have plants installed in the

area by the association's landscaper. The Board agreed to have the Landscape Committee look into the need for replanting the area behind Mr. Ferlisi's home.

**Landscape**

No items for discussion.

**Security**

It was noted that we have not been receiving regular copies of the patrol reports from Nordic Security. The manager will follow-up and resolve the issue.

**Old Business**

The manager will begin the process of obtaining additional bids for the asphalt repair work as prescribed by Stanley Scholl.

Discussion was held with regard to the request from AT&T to relocate and install new service equipment boxes at the entrance to the community. It was noted that the Board had met and reviewed the most recent proposal and had asked for changes which were now being addressed. Upon receipt of the revised plans, the Board will review the new proposal.

It was noted that the manager had made the official request of the Trabuco Canyon Water District to begin the process of providing reclaimed water for use on the common area landscaping.

**New Business**

The Board reviewed an agreement drafted between Dove Canyon and Rancho Cielo that would provide for access into the communities through each association's property in the event that access to one of the association's was blocked or prohibited due to an emergency. The Board approved the agreement and asked that efforts be made to include Walden HOA in the agreement.

**Adjournment**

There being no further business for open session, the meeting was adjourned into executive session at 8:00 PM.

Submitted by:

Jack L. Williams  
Acting Secretary