

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

April 22, 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 and Chuck Ferlisi.

Call to Order:

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

Minutes & Financial Reports

A motion was made by Mr. Kemp, 2nd by Ms. Spencer to approve the March 2008 meeting minutes as submitted. All in favor, motion carried.

A motion was made and 2nd to approve the March 2008 financial statement as submitted.

Homeowners Discussion

Mr. Hrabik, the owner of 32232 Via del Sol was present at the meeting to discuss the status of his Home Improvement application that he submitted. It was noted that the Architectural Committee was still reviewing the request and that we would get an answer to the owner asap.

The Board reviewed a letter from Mr. Shyu, the owner of 21875 Las Nubes in which he was writing to address the view issue problem created by the trees on the back slope of the home belonging to the Rennon's at 31951 La Subida Drive. The Board agreed to address the matter in closed session.

The Board reviewed a letter from Mr. Kemp and referred the matter to closed session.

The Board reviewed a letter from Mr. Stewart, the owner of 21771 Ambrosia in which he was asking the Board to reverse fines assessed to his account for failing to repaint the exterior of his home within the requested time frame.

The Board reviewed a letter submitted by Deby Rennon, the owner of 31951 La Subida Drive in which she was asking for reimbursement for damages caused to her vehicle when it was hit by the exit gate. It was noted that Ms. Rennon claimed the guard had stopped her vehicle when exiting the community to address a problem with a vehicle ahead of hers. While stopped at the exit, the gates closed and hit the back of her vehicle. It was further noted that the guard service was to have taken an incident report but had never submitted it to the association manager or Board. After some discussion, a motion was made by Mr. Kemp, 2nd by Mr. Ferlisi to reimburse Deby Rennon a total of \$622.36 which represented the cost to repair the damage and to pay for a rental car while the vehicle was in for repairs. All in favor, motion carried.

Management Report

The Board reviewed the annual planner for the month of April 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. A motion was made by Mr. Ferlisi, 2nd by Mr. Malena to file a lien against RAN-069-4 for non-payment of their monthly assessments. All in favor, motion carried.

Landscape

The Board reviewed and approved a bid proposal from Vandergeest Landscape for the replanting of various areas within the community at the front entrance, along Rancho Cielo Drive, along Via de la Luz and along Estrella. The contract price was \$5,770.00.

Security

It was noted that Mr. Kemp, Mr. Ferlisi and the association manager met with Mr. Peter Jensen, the owner of Nordic Security to discuss possible terms for handling the guard service at the entry gate. Mr. Kemp and Mr. Ferlisi noted they wanted to meet with Mr. Jensen to discuss the needs of the community so that he could submit a proposal for the proper services.

The Board reviewed an e-mail Gabriel, the Supervisor from Boyd & Associates who had written to address a recent incident involving one of the guards.

The Board reviewed the inspection reports from Nordic Security.

Old Business

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 reviewed and approved the new plans as submitted. The manager will contact AT&T and ask that they draft and deliver the easement agreement for signature by the Board of Directors.

It was noted that the bids for the street repairs as specified by Stanley Scholl were forthcoming.

The Board approved the emergency access agreement with Dove Canyon.

New Business

Mr. Ferlisi raised the issue of mailbox replacement and provided samples of vinyl poles.

Adjournment

There being no further business for open session, the meeting was adjourned into executive session at 8:45 PM.

Submitted by:

Jack L. Williams
Acting Secretary