

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

May 27, 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 7:10 PM.

Minutes & Financial Reports

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

A motion was made by Mr. Kemp, 2nd by Mr. Ferlisi to approve the April 2008 financial statement as submitted.

It was noted that the monthly landscape billing would be added to the reoccurring bills to insure that the fee is paid in the current month.

It was noted that the budget allocation for the insurance expense would be changed to reflect the payment of the premium in May.

Homeowners Discussion

There were no owners present at the meeting.

The Board reviewed a note from Mr. Mars, the owner of 32266 Via del Sol in which he was responding to a request to reinstall the iron fencing onto the wall alongside his home. The Board will inspect the wall to determine if they would permit the removal of the iron fencing. A final decision will be made at the June 2008 meeting.

Management Report

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

The Board reviewed the community inspection report and the house inspection report for the past month as provided by the manager.

The manager provided an updated accounts receivable report to the Board.

Landscape

It was noted that the planting that was approved by the Board in the April 2008 meeting

Security

The Board reviewed the inspection reports from Nordic Security.

The Board met with Peter Jensen, the owner of Nordic Security and reviewed a bid proposal from him for the guard house service. After much discussion, a motion was made by Mr. Kemp, 2nd by Mr. Ferlisi to terminate Boyd & Associates and hire Nordic Security effective July 10, 2008. All in favor, motion carried.

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 was waiting for AT&T submit the easement agreement for final review and approval.

It was noted that the manager had obtained bids for the asphalt repairs and replacement as specified by Stanly Scholl. The bids received were from El Camino Paving, Ben's Asphalt, Reagan Paving and Quickel Paving. The Board tabled the review of the bids.

The Board inspected a sample mailbox from Streetscapes.

New Business

The Board reviewed and denied a request from Mr. Henrickson of 31981 Camino del Cielo to place his vehicles on a safe list. It was noted that the owner needed to remove the items stored inside his garage and use the space for parking his vehicles.

The Board reviewed a report from Aquatrends and noted repairs that were made to the pool equipment.

The Board tabled the review of a bid from Premier Concrete Sealing for the cleaning and sealing of the stamped concrete at the community entrance.

The Board approved a bid from Premier Painting to paint all of the iron fencing along Plano Trabuco, the front vehicle and pedestrian access gates, the fencing around the pool area and the fencing and handrails at the playground area. The total bid for labor and materials was \$6,900.00.

The Board approved the completed annual review that was performed by Robert Owens CPA. The report will be mailed to the owners.

Adjournment

There being no further business for open session, the meeting was adjourned into executive session at 9:45 PM.

Submitted by:

Jack L. Williams
Acting Secretary