

# **Rancho Cielo Homeowners Association**

Meeting of the Board of Directors

June 24, 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 7:05 PM.

## **Minutes & Financial Reports**

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

A motion was made and 2<sup>nd</sup> to table the approval of the May 2008 financial statement as submitted.

## **Homeowners Discussion**

There were no owners present at the meeting.

The Board reviewed a letter from Nancy Decker of 21761 Via del Lago.

## **Management Report**

The Board reviewed the annual planner for the month of June 2008. The Board asked the manager to obtain revised bids from Sundown Lighting for any remaining light installation proposals they have. In addition to the revised bids we will solicit additional bids from Security Electric and Peak Lighting.

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 we needed to replace the color spots in front of the pool area.

The Board approved a bid from Vandergeest Landscape to fertilize the common area grass lawns.

## **Security**

Discussion was held with regard to problems with understanding the patrol reports submitted by Nordic Security. It was also noted that the weekly reports were not being sent to the manager as requested. After much discussion, it was noted that the manager would work with Nordic to make the necessary changes to the drive-through patrol reports so that they were clear and comprehensive.

## **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.

The Board approved the request from Mr. Mars of 32266 Via del Sol to remove the iron fence from the wall at the side of his property. The Board noted that the owner would be required to complete a Home Improvement application for the change so that it is properly documented.

The Board reviewed and tabled a bid from Bandy Landscape to install a concrete gutter along the back of certain homes on Camino del Cielo.

Discussion was held with regard to the updating and access of the paint color scheme books for the pre-approved exterior paint color schemes. It was noted that the manager would contact Dunn Edwards and ask that they update the color scheme books. Once done and approved by the Board, several copies will be made and given to members of the Board and or Architectural Committee to make available to owners as needed. To insure that the color scheme books will be returned, the owners will have to sign an agreement to borrow the book with the understanding that they will be fined on a daily if not returned by the specified return date. The manager will draft a sample form that can be used to have the owners check out the color scheme books.

**New Business**

The Board tabled the review of the 2008-09 proposed budget and agreed to meet prior to the next meeting.

**Adjournment**

There being no further business for open session, the meeting was adjourned into executive session at 9:25 PM.

Submitted by:

Jack L. Williams  
Acting Secretary