

Rancho Cielo Homeowners Association

Meeting of the Board of Directors
September 23, 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, Len Malena, Darryl Wheeler and Chuck Ferlisi.

Call to Order:

The meeting was called to order at 6:05 PM.

Minutes & Financial Reports

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

A motion was made by Mr. Wheeler, 2nd by Mr. Ferlisi to approve the July 2008 financial statement as submitted. All in favor, motion carried.

Homeowners Discussion

Mr. Don of 21851 Via del Lago was present at the meeting and asked questions about the approved 2008-09 budget.

Management Report

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

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

The manager provided an updated accounts receivable report to the Board. A motion was made by Mr. Ferlisi, 2nd by Ms. Malena to send intent to lien notices to the owners of RAN-079 and RAN-183 for non-payment of assessments. All in favor, motion carried.

Landscape

It was noted that the manager did solicit and obtain a comparative bid from Harvest Landscape for the common area landscape maintenance. The Board asked the manager to obtain one additional bid from Coastal Care Landscape.

Security

The Board reviewed the monthly patrol reports.

Old Business

Discussion was held and tabled 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 plans they had recently submitted were the same plans as previously submitted. The Board tabled the approval of the agreement until they had additional input from SAMLARC.

It was noted that the painting of the common area fencing at the entrance of the community and at the pool area was completed.

The Board reviewed correspondence from SAMLARC for a bill submitted for legal fees that had been paid by Dove Canyon HOA for the BMP Water Run-Off Program. It was noted that the manager had requested documentation showing that Rancho Cielo had committed to pay this bill. The Board asked the manager send a letter to SAMLARC asking them to attend the October association meeting to resolve the matter.

It was noted that Ms. Spencer had been in contact with a representative from Dunn Edwards. Ms. Spencer noted that efforts were slowly underway to update the exterior color schemes.

Adjournment

There being no further business for open session, the meeting was adjourned into closed session at 7:30 P.M.

Submitted by:

Jack L. Williams
Acting Secretary