

# Rancho Cielo Homeowners Association

Meeting of the Board of Directors  
October 28, 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 6:00 PM.

## **Minutes & Financial Reports**

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

A motion was made by Mr. Ferlisi, 2<sup>nd</sup> by Mr. Malena to approve the September 2008 financial statement as submitted. All in favor, motion carried.

## **Homeowners Discussion**

Mr. Harp of 21802 Ambrosia was present at the meeting to address the issue of water intrusion into his back yard. The Board took the matter under review and informed Mr. Harp that they would follow-up with him as quickly as possible.

Mr. Don of 21851 Via del Lago was present at the meeting and asked questions about the status of his Home Improvement request for the installation of a pool in his back yard. It was noted that the request had been approved and that he could proceed with the construction of the pool.

Ms. Dimler of 31872 Camino del Cielo, Ms. Richardson of 31862 Camino del Cielo and Kathy Shultz, a resident of Dove Canyon were present at the meeting to ask for the association's assistance with noise issues coming from the Friends Bar and the Dove Canyon Courtyard. After much discussion, the Board noted that they would assist the owners with the effort to address the noise issued and there was an agreement that members of the Board would attend City Hearings on the matter. It was also agreed that Mr. Malena and the Association Manager would address the matter with CAR at their next meeting. The Manager will also call Katherine Graham with the City of Rancho Santa Margarita to follow-up on the matter.

The Board reviewed a letter from Ms. Mattison of 32032 Camino del Cielo that was sent to address noise issues coming from the Friends Bar.

The Board reviewed a letter from Mr. Limon of 32096 Rancho Cielo in which he had requested an extension of time to replace the iron fence around his property.

The Board reviewed an e-mail from Ms. Cregg of 21872 La Nubes that was sent in response to barking dogs.

## **Management Report**

The Board reviewed the annual planner for the months of September and October 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, 2<sup>nd</sup> by Ms. Malena to send intent to lien notices to the owners of RAN-015 and RAN-079 for non-payment of assessments. All in favor, motion carried.

### **Landscape**

It was noted that the manager did solicit and obtain comparative bids from Harvest Landscape and Coastal Landscape for the common area landscape maintenance. The Board discussed the bids and opted to make no changes in the landscape vendor.

It was noted that the tree trimming proposal was forthcoming from Vandergeest 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.

The Board met with Mr. Pat Lawrence of CAR to address their request for reimbursement of attorney's fees paid by Dove Canyon HOA for the BMP Water Run-Off Program. The Board was provided with information on the process and agreed to reimburse Dove Canyon \$2,647.00 as requested. The motion to pay the legal fees was made by Mr. Malena, 2<sup>nd</sup> by Mr. Ferlisi with all others in favor.

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.

### **New Business**

The Board reviewed copies of the quarterly pool and spa inspection reports.

Discussion was held with regard to new Federal Legislation known as the Virginia-Graham-Baker Act that will require modifications to the pool and spa drain covers and filtration system. Bids are forthcoming for the needed modifications that will be required to comply with the new law.

The Board reviewed bids from Three-Phase Electric and Peak Lighting for the installation of holiday lights at the front entrance of the community. The bid from Three-Phase Electric was \$3,000 and the bid from Peak Lighting was \$1,150. The Board approved the bid from Peak Lighting.

The Board reviewed a letter from Kim Crackower who is the President of the RSM Mom's Club. Ms. Crackower had asked for permission to run an article in the association's newsletter on the Mom's Club. The Board agreed with the request.

### **Adjournment**

There being no further business for open session, the meeting was adjourned at 8:15 P.M.

Submitted by:

Jack L. Williams  
Acting Secretary