

# Rancho Cielo Homeowners Association

Meeting of the Board of Directors  
November 25, 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 and Chuck Ferlisi.

## **Call to Order:**

The meeting was called to order at 6:10 PM.

## **Minutes & Financial Reports**

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

A motion was made and 2<sup>nd</sup> by to table the approval of the October 2008 financial statements. All in favor, motion carried.

A motion was made by Mr. Ferlisi, 2<sup>nd</sup> by Mr. Malena to purchase a new CD in the amount of \$60,000 from funds in the Sunwest Bank CD Placement Account that are set to mature on December 22, 2008. The Board agreed to purchase the CD for 6 months at the best prevailing rate.

## **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 noted that they would be discussing his matter in closed session.

Mr. & Mrs. Moore of 31871 La Subida were present at the meeting to discuss recent violation letters that were sent in response to the parking of a commercial work truck in the driveway of the unit. The Board discussed the matter and noted they would make a decision in closed session.

Mr. & Mrs. Taylor of 31761 Via Allegre were present at the meeting and requested the association remove five Eucalyptus trees from the common area outside their back yard area. The Taylor's asked the Board to consider remove the trees to eliminate safety concerns and the problem of excessive amounts of leaves from falling into their yard. It was noted that the association's landscaper had inspected the trees and reported that there was not apparent hazardous conditions involving the trees. The Board took the matter under consideration and agreed to inspect the trees from the Taylor's home.

Ms. Mattison of 32032 Camino del Cielo was present at the meeting to update the Board on efforts to address noise issues from the Friends Bar and the Dove Canyon Courtyard. It was noted that several homeowners, including Sandra Spencer had attended the last council meeting to address the matter. It was further noted that the City did clarify the terms for the CUP with the Friends Bar and that a meeting was forthcoming between the City and the owner of the business know as the Dove Canyon Courtyard. It was also noted that Malena and the Association Manager addressed the matter with some members of CAR at their November meeting and that the Manager did call Katherine Graham with the City of Rancho Santa Margarita to follow-up on the matter. Some of the Board members noted that they would try to attend the next council meeting on the matter.

## **Management Report**

The Board reviewed the annual planner for the month of November 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-018, RAN-043, RAN-123, RAN-168 and RAN-232 for non-payment of assessments and to file liens against RAN-079 and RAN-183. All in favor, motion carried.

It was noted that the manager would contact Peak Lighting to have the bid on the next phase of bollard light replacement.

## **Landscape**

It was noted that the approved planting and tree trimming were underway.

## **Security**

The Board reviewed the monthly patrol reports.

The Board asked the manager to obtain a bid for the replacement of the entry system.

## **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.

Ms. Spencer informed the rest of the Board that she had proposed paint color schemes coming from Vista Paint.

It was noted that the holiday lights had been installed and would be lit right after Thanksgiving.

## **New Business**

The Board approved a bid from Aquatrends to retrofit the pool and spa drains to comply with the VGB Pool Safety Act.

The Board approved the draft of the 2008 annual review for mailing to the homeowners.

## **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