

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

February 24, 2009

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, Chuck Ferlisi and Brad Dybel.

Call to Order:

The meeting was called to order at 7:00 PM.

It was noted that we did not have a quorum needed to conduct the annual meeting and election. The annual meeting and election was postponed to be conducted at the March 2009 meeting.

Minutes & Financial Reports

A motion was made by Mr. Ferlisi, 2nd by Mr. Wheeler to approve the January 2009 meeting minutes as submitted. All in favor, motion carried.

A motion was made by Mr. Ferlisi, 2nd by Mr. Malena to approve the January 2009 financial statements as submitted, subject to review by the association's CPA. All in favor, motion carried.

Management Report

The Board reviewed the annual planner for the month of February 2009. It was agreed that we would add the item of lawn area over-seeding to the month of August for consideration.

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

The Board asked the manager to place an item in the monthly newsletter reminding the residents that they had to obtain written association approval to make exterior changes to their homes including water saving features such as synthetic lawns.

The manager provided an updated accounts receivable report to the Board. A motion was made by Mr. Malena, 2nd by Mr. Ferlisi to send intent to lien notices to the owners of RAN-043 and RAN-123 and to file liens against RAN-015, RAN-050, RAN-126, RAN-168, RAN-170 and RAN-187 for non-payment of assessments. All in favor, motion carried.

Homeowners Discussion

Mr. & Mrs. Pham of 32242 Via del Nido were present at the meeting to discuss a recent request from the association to remove landscape rock from the front of their home. It was noted that the association's rules prohibited the use of the rock and it was also noted that the owners had removed the rock as requested. The owners asked the Board to waive the \$100.00 fine that had been assessed to their account and the Board agreed to do so.

The Board reviewed a letter from Ms. Chandler that was sent in reference to a damaged mailbox.

The Board reviewed a letter from Mr. CeDeBaca that was sent with regard to security related matters.

The Board reviewed a letter from Mr. Wakefield that was sent in reference to a community related complaint.

Landscape

The Board discussed the proposed removal of four trees in the “gulley” area located behind the homes on Via Allegre. It was noted that the trees were scheduled to be removed within the next two weeks.

Discussion was held with regard to water saving ideas that were presented by Vandergeest Landscape. The Board noted that they wanted to pursue and consider all reasonable efforts to help reduce the use of water in the common areas. It was noted that the Board and manager would meet with Vandergeest Landscape to consider new ideas on the replanting of drought tolerant plants in the common areas.

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. The Board asked the manager to arrange a final on-site meeting with AT&T to finalize the agreement.

It was noted that the manager was awaiting the final bids for the two bollard lights in the picnic area adjacent to the basketball court.

The Board reviewed and tabled bids for the re-stripping of the common area streets. The Board asked the manager to obtain bids for crack sealing, slurry sealing and restripping of the streets. The manager will send a copy of the street engineering report to Mr. Dybel for review.

Mr. Wheeler informed the Board that he was working on the sample colors for the exterior of the homes that were prepared by Dunn Edwards and Vista Paint. Mr. Wheeler noted he would have recommendations to the Board on the matter by the next meeting.

The manager provided a revised bid for the replacement of the mailboxes and the street signs.

The Board reviewed and tabled a bid from Superior Access for the replacement of the gate entry system.

Discussion was held with regard to revisiting the idea of replacing the entry gates with new iron gates.

New Business

The Board asked the manager to work with the insurance carrier to verify and confirm the amount of coverage available for the common area landscaping.

Adjournment

There being no further business for open session, the meeting was adjourned at 9:00 P.M.

Submitted by:

Jack L. Williams
Acting Secretary