

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

March 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, Chuck Ferlisi, Brad Dybel and Darryl Wheeler.

Call to Order:

The meeting was called to order at 7:05 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 April 2009 meeting.

Minutes & Financial Reports

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

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

A motion was made by Ms. Spencer, 2nd by Mr. Ferlisi to roll-over the CD set to mature on March 23, 2003 for a term of 3 months at the best prevailing rate. All in favor, motion carried.

Mr. Dybel asked for a breakdown of what charges had been assessed against the Miscellaneous Account.

Homeowners Discussion

Ms. Davis of 31772 Via del Viento was present at the meeting and asked about the repair of the common area fence at the right of the community entrance. The Board approved the manager to have the fence repaired asap at a cost not to exceed \$750.00. Ms. Davis also inquired about the idea of eliminating the guard service to save funds for the association.

Ms. Backman of 21792 Hermosa was present at the meeting and noted issues and concerns that she had with the guard service. Ms. Backman offered suggestions on changes that could be made and also asked the Board to create car-pool passes for persons who carpool together.

Discussion continued on the guard services and problems were noted with the current night guard failing to properly greet the residents and guests, smoking in the guard-shack and closing the pool too early. The Board asked the manager to address these complaints with Nordic Security.

Management Report

The Board reviewed the annual planner for the month of March 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 manager provided an updated accounts receivable report to the Board. A motion was made by Mr. Ferlisi, 2nd by Ms. Spencer to send an intent to lien notice to the owner of RAN-079 and to file liens against RAN-015, RAN-023, RAN-043, RAN-074, RAN-109, RAN-167, RAN-186 and RAN-232 for non-payment of assessments. All in favor, motion carried.

The Board reviewed an adopted a resolution noting that the Board members and committee volunteers were to be covered under the association's Workers Compensation Policy. The motion was made by Mr. Ferlisi, 2nd by Mr. Malena with all in favor.

Landscape

It was noted that the Board and Manager were scheduled to walk with the landscaper this coming Friday morning at 8:00 AM.

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 a meeting had been scheduled to meet with the representative from AT&T this Friday morning at 9:00 AM.

The Board authorized the manager to issue a 30 day notice to terminate the janitorial services rendered by Taylor Tennis Courts for the tennis and basketball courts. All in favor, motion carried.

The Board reviewed bids from Peak Lighting and Linc Lighting for the installation of bollard lights in the picnic area adjacent to the basketball court. The Board approved the bid from Linc Lighting at a cost of \$2,199.20. The motion was made by Mr. Ferlisi, 2nd by Ms. Spencer with all in favor.

Mr. Wheeler informed the Board that he had completed the review of the paint color schemes for the exterior of the homes that were prepared by Dunn Edwards and Vista Paint. Mr. Wheeler recommended the association adopt the color changes proposed by Dunn Edwards.

The Board tabled discussion on the replacement of the gate entry system and entry gates. It was noted that additional bids were forthcoming.

It was noted that the light in the pool area was repaired and that Linc. Lighting was giving the association a credit for the work they did on the light.

New Business

The Board received copies of the Architectural Guidelines for review and consideration for revision.

Adjournment

There being no further business, the meeting was adjourned at 9:05 P.M.

Submitted by:

Jack L. Williams
Acting Secretary