

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

April 28, 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, Brad Dybel and Darryl Wheeler.

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 June 2009 meeting.

Minutes & Financial Reports

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

The Board tabled the review of the March 2009 financial statements.

A motion was made by Mr. Malena, 2nd by Ms. Spencer 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.

Homeowners Discussion

Ms. Lowe of 31781 Via del Viento was at the meeting and had a few questions with regard to HOA assessments.

Ms. Backman of 21792 Hermosa was present at the meeting and noted a problem with weeds in the lawn along Plano Trabuco. The Board noted they were aware of the matter and had already addressed the issue with the landscaper.

Ms. Schowalter of 32022 Camino del Cielo and Ms. Mattison of 32032 Camino del Cielo were present at the meeting to update the Board on their continued problems with noise coming from the Dove Canyon center and their efforts to address the matter with the City. The owners asked that members of the Board come to their homes when the noise issues occur so that they can witness the extent of the problem and they also asked the Board to attend the City Council meetings on the matter. The Board did agree to come to the owner's homes when requested and also noted that they would attempt to have a representative from the Board attend the meeting with the City.

The Board reviewed a letter from Mr. Ryan of 21842 Via del Lago.

The Board reviewed a letter from Mr. Healy in which he was writing to request the association reimburse him for the cost of the tow away of his son's vehicle. It was noted

that Mr. Healy's son was a visitor to the community and that he had received warnings from the security about the pending towing of his vehicle if he parked it in the community without the required visitor's pass. The Board did not agree to refund the money noting that the rule was violated and further noting the association did not receive the funds for the towing and would be giving money away that they had not received.

The Board reviewed a letter from Mr. Don of 21851 Via del Lago. The Board advised the manager on issues raised by Mr. Don and asked the manager to communicate their decisions to Mr. & Mrs. Don.

Management Report

The Board reviewed the annual planner for the month of April 2009.

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 Ms. Spencer, 2nd by Mr. Malena to send an intent to lien notice to the owner of RAN-123 for non-payment of assessments. All in favor, motion carried.

Landscape

It was noted that the approved removal of trees from the bowl area had been completed.

The Board tabled the review of bids from Vandergeest Landscape for the additional of plants through-out the common area.

Security

It was noted that Nordic had changed the evening guard as requested for cause.

The Board received copies of the monthly inspection reports provided by Nordic Security.

Old Business

The Board signed the agreement from AT&T to relocate and install new service equipment boxes at the entrance to the community.

Mr. Dybel updated the Board on his efforts to review the engineering report and recommendations for the street repairs. The Board agreed to meet with the engineer asap to further discuss the issues and proposed methods of repair.

New Business

The Board reviewed bids for the association's master insurance policy. A motion was made by Mr. Wheeler, 2nd by Mr. Malena to sign the policy proposal from Farmers Insurance. It was noted that the cost savings to the association with the exact or better coverage was approximately \$4,000.00 per year. All in favor, motion carried. The policy is scheduled to take effect on May 3, 2009.

It was noted that the association would have a community garage sale this summer. Notice will be placed in the June newsletter looking for sponsors.

The Board reviewed bids to paint the wood trim and gazebo at the pool area. A motion was made by Mr. Wheeler, 2nd by Mr. Malena. All in favor, motion carried.

Adjournment

There being no further business, the meeting was adjourned at 8:55 P.M.

Submitted by:

Jack L. Williams
Acting Secretary