

# **Rancho Cielo Homeowners Association**

Meeting of the Board of Directors

**May 26, 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 Chuck Ferlisi.

## **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, 2<sup>nd</sup> by Mr. Malena to approve the April 2009 meeting minutes as submitted. All in favor, motion carried.

A motion was made by Ms. Spencer, 2<sup>nd</sup> by Mr. Dybel to approve the financial report for April 2009 as submitted, subject to review by the associations CPA. All in favor, motion carried.

## **Homeowners Discussion**

There were no owners present at the meeting.

The Board reviewed letters from Mr. Ryan of 21842 Via del Lago and Ms. Mattison of 32032 Camino del Cielo.

## **Management Report**

The Board reviewed the annual planner for the month of May 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 Mr. Ferlisi, 2<sup>nd</sup> by Mr. Malena to send an intent to lien notices to the owner of RAN-168, RAN-170 and RAN-183 for non-payment of assessments. All in favor, motion carried.

## **Landscape**

No items for review or discussion.

**Security**

Discussion was held with regard to changing the gate access code. The Board agreed to change the code effective July 15, 2009. The Board also agreed to change the code at least twice a year. Notice of the change will be placed in the July newsletter.

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

**Old Business**

It was noted that the bollard lights had still not yet been installed by Linc Lighting as approved.

It was noted that the Pingaree's had offered to sponsor the annual garage sale for the community. The Board agreed to finalize the sponsorship at the June meeting.

Discussion was held with regard to the street repairs. The Board did meet Stanley Scholl, the engineer that created the most recent set of maintenance specifications and with Harvey Silva of El Camino Paving. Mr. Dybel suggested it would be a good idea to meet with Steve Marvin of Labelle Marvin to have him inspect the community streets and provide input on repairs. The manager will also make contact with another engineer to see what there costs would be to provide a bid for the necessary maintenance and repair work on the streets.

The Board tabled the review of bids to replace the phone entry system.

Discussion was held with regard to reviewing more samples of the proposed mail boxes.

It was noted that the gate had been installed at the front driveway area as approved.

**New Business**

The Board reviewed bids for the association's master insurance policy. A motion was made by Mr. Wheeler, 2<sup>nd</sup> 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.

A motion was made by Mr. Ferlisi, 2<sup>nd</sup> by Ms. Malena to purchase (2) \$100,000.00 CD's, one for 3 months and the other for 6 months at the best prevailing rates, using the Sunwest Bank CD Placement Account. 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