

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

June 23, 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 and Brad Dybel.

Call to Order:

The meeting was called to order at 7:10 PM.

It was noted that we achieved the quorum needed to conduct the annual meeting and election. As a result of the voting, Ms. Spencer, Mr. Ferlisi, Mr. Wheeler, Mr. Malena and Mr. Dybel were elected to the Board of Directors.

The homeowners present unanimously approved the annual IRS resolution that would allow the association to transfer all earnings net of reserves into the association's reserve accounts for the current fiscal year end.

Minutes & Financial Reports

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

A motion was made by Mr. Wheeler, 2nd by Ms. Spencer to approve the financial report for May 2009 as submitted, subject to review by the associations CPA. All in favor, motion carried.

Homeowners Discussion

Katherine Mattison of 32032 Camino del Cielo was present at the meeting to discuss the ongoing complaints about excessive noise coming from the Dove Canyon Courtyard facility. Ms. Mattison noted the recent action taken by the City on the matter and stated she was awaiting further information from them on the re-issuance of a CUP to the business. The Board clarified for the record that they had obtained a legal opinion on the matter and would respond as advised.

Mr. Hashemi of 21751 Via de la Luz was present at the meeting and elected to speak with the Board in closed session at 7:45 PM.

The meeting was re-opened into the open session meeting at 8:10 PM.

The Board reviewed a letter from Mr. Stone, the owner of 21812 Via del Lago that he sent in reference to the painting of his iron fencing.

The Board reviewed a letter from Mrs. Decker of 21761 Via del Lago that she sent with regard to the deteriorated condition of her mailbox.

The Board reviewed a letter from Mr. Shields of 21786 Pajarito that he sent in reference to a request for him to paint the trim on the exterior of his home.

The Board reviewed an e-mail from Ms. Hohener of 21861 Via del Lago in which she was requesting information be placed in the upcoming newsletter.

Management Report

The Board reviewed the annual planner for the month of June 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, 2nd by Mr. Malena to file liens against the following units for non-payment of their dues assessment; RAN-018, RAN-050 and RAN-123. All in favor, motion carried.

Landscape

The Board reviewed a letter from the TCWD in reference to the common area landscape watering.

Security

It was noted that the access code was scheduled to be changed on July 15, 2009 as approved.

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

Discussion was held with regard to installing a "No Trespassing" sign at the pool area.

Old Business

It was noted that the bollard lights had been installed by Linc Lighting as approved in the picnic area located next to the entry.

It was noted that the Pingaree's were the only residents who had offered to sponsor the annual garage sale for the community. The Board agreed to have the Pingaree's sponsor the sale.

The Board tabled discussion on the street repairs.

The Board discussed the replacement of the phone entry system and the driveway and pedestrian gates at the entrance of the community. It was noted that the Board had established an estimated budget of \$40,000.00 for the replacement of these items.

The Board tabled discussion on the proposed replacement of the mail boxes. The Board was provided with a website to view additional samples and styles of mailboxes and poles for consideration.

The Board tabled the review of the association's Architectural Guidelines.

New Business

The Board reviewed copies of the most recent inspection of the pool area performed by the Orange County Health Department.

The Board was provided with a draft copy of the 2009-10 association budget. The Board will review the budget at the next association meeting.

The Board agreed to hold the July 2009 meeting on Monday, July 20th.

The Board approved a proposal from Robert Owens, CPA to perform the annual review and tax preparation of the current fiscal year for a cost of \$1,200.00. The motion was made by Ms. Spencer, 2nd by Mr. Malena with all in favor.

The Board reviewed a bid from Reserve Data Analysis to revise the association's reserve study report at a cost of \$825.00. A motion was made by Mr. Ferlisi, 2nd by Mr. Wheeler to approve the proposal. All in favor, motion carried.

It was noted that the manager had been contacted by AT&T with regard to the modifications that the association had approved at the entrance to the community. It was noted that AT&T now wanted to change their proposal, leaving the large box along the sidewalk at the exit side of the community. The Board noted they wanted AT&T to honor their approved proposal.

Adjournment

There being no further business, the meeting was adjourned into closed session to meet with Mr. Hashemi of 21751 Via de la Luz at 9:10 P.M.

Submitted by:

Jack L. Williams
Acting Secretary