

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

July 20, 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 7:00 PM.

Minutes & Financial Reports

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

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

A motion was made by Mr. Malena, 2nd by Ms. Spencer to approve the purchase of a CD in the amount of \$80,000 for a period of 6 months at the best available rate. All in favor, motion carried.

Homeowners Discussion

Mr. & Mrs. Don of 21851 Via del Lago were present at the meeting. Mr. & Mrs. Don asked the association to change the landscaping behind their home to lower the bushes growing in that area. The manager had obtained a bid for reference and it was noted the cost to remove the existing plants and add the new plants was \$707.00. The Board did not agree to the expenditure and noted because the owners had modified their wall to comply with code regulations related to their new pool, they could now see the existing vegetation. The Board did not think it would be appropriate for the association to pay for this cost. The Board did note that the owners could pay for the cost to have the association's landscaper replant the area. Discussion was also held with regard to the completion time for the Don's pool construction. The owners stated that all work should be done by the end of August.

The Board reviewed a letter from Mr. Stone of 21812 Via del Lago in which he noted he was addressing the repair and painting of the iron fence on the back of his property.

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

The Board reviewed a letter from Mr. Singh of 21781 Ambrosia in which he was addressing letters sent to him to eliminate the flooding from his property.

The Board reviewed a letter from Ms. Limon of 32093 Rancho Cielo Drive.

The Board reviewed a letter from Ms. Decker of 21862 Caminito Drive.

The Board reviewed a letter from Mr. Backman of 21792 Hermosa Lane.

The Board reviewed a letter from Mr. Hrabik of 32232 Via del Sol.

Management Report

The Board reviewed the annual planner for the month of July 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. Malena, 2nd by Mr. Ferlisi to file a lien against the following unit for non-payment of their dues assessment; RAN-123. All in favor, motion carried.

Security

The Board met with Peter Jensen, the owner of Nordic Security to discuss recent security issues and problems at the pool area. It was noted that we had seen and increase in the amount of loitering in the pool area. After much discussion, the Board agreed to increase the patrols for the weekends through the end of the summer. Mr. Jensen informed the Board of other security options they could consider as well and agreed to send proposals for those items.

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

It was noted that the "No Trespassing" sign had been installed at the pool area.

The Board reviewed and approved a letter drafted by Mrs. Spencer to be sent to the Orange County Sheriff. The letter asked the Sheriff to patrol the community to help address concerns related to loitering.

Landscape

The Board tabled the review of bids from Vandergeest Landscape for turf reduction and planting throughout the common area.

Old Business

Mr. Dybel updated the Board on the efforts to obtain input on the street repairs. Mr. Dybel noted he was scheduled to meet with Ed Perez of Labelle Marvin on July 23, 2009.

It was noted that Mr. Kemp had agreed to work on the gate replacement and intercom replacement for the association.

Discussion was held with regard to the refurbishment of the tennis court. It was noted that the work was scheduled to start on July 27, 2009. The Board approved the new color scheme for the court as suggested by the vendor.

It was noted that the County required fuel modification work had been completed.

The Board reviewed and approved the 2009-10 association budget without an increase in the assessment at this time. All in favor, motion carried.

It was noted that Reserve Data Analysis had completed their revision of the association's reserve study report.

Adjournment

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

Submitted by:

Jack L. Williams
Acting Secretary