

# Rancho Cielo Homeowners Association

Meeting of the Board of Directors

August 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, Brad Dybel and Darryl Wheeler.

## Call to Order:

The meeting was called to order at 7:00 PM.

## Homeowners Discussion

Mr. & Mrs. Hrabik of 32232 Via del Sol were present at the meeting to address complaints filed against their business located in the Dove Canyon Courtyard. Mr. & Mrs. Hrabik noted that they had read about the complaints in the association meeting minutes posted on the web-site. The Hrabik's informed the Board that they were complying with the requests from the City Attorney and the Code Enforcement on this matter.

Mr. & Mrs. Drasso of 21792 Pajarito were present at the meeting to ask about the status of the new cable installation by AT&T. It was noted that the association and AT&T had negotiated a plan for the installation and that AT&T opted to change their proposal. The association Board would agree to have AT&T complete their cable installation as previously agreed to. Mr. & Mrs. Drasso noted they would call AT&T on the matter.

## Minutes & Financial Reports

A motion was made by Ms. Spencer, 2<sup>nd</sup> by Mr. Wheeler to approve the July 2009 meeting with the correction that Mr. Dybel had met with Ed Perez of Labelle Marvin to inspect the streets within the community. All in favor, motion carried.

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

The manager will create a draft of the revised balance sheet based upon the numbers from the recent reserve study completed by Reserve Data Analysis.

A motion was made by Mr. Wheeler, 2<sup>nd</sup> by Mr. Malena with all in favor to approve the purchase of the following CD's with funds set to mature on August 27, 2009 and September 4, 2009 in addition to the purchase of a CD with funds currently in the association's money market account.

- 1) \$80,000 for a period of 2 months at the best available rate. (Funds set to mature on 9/4/09)
- 2) \$60,000 for a period of 2 months at the best available rate. (Funds set to mature on 8/27/09)
- 1) \$80,000 for a period of 2 months at the best available rate. (Funds currently in the bank)

## Management Report

The Board reviewed the annual planner for the month of August 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. Wheeler, 2<sup>nd</sup> by Ms. Spencer to approve turning the following accounts over to the Judge Law Firm to foreclose on or to file legal action against, RAN-040-2, RAN-108-3 and RAN-168-01 and to allow Coast Assessment to foreclose on or to file legal action against, RAN-183-01 and RAN-190-01. All in favor, motion carried.

A motion was made by Mr. Malena, 2<sup>nd</sup> by Ms. Spencer with all in favor to file liens against the following homes for failing to pay their dues assessments: RAN-074, RAN-156, RAN-159, RAN-167 and RAN-186.

It was noted that the 2009-10 budget and annual disclosure had been mailed to the owners.

### **Security**

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

### **Landscape**

The Board tabled the proposal from Vandergeest Landscape for the replacement of the color flowers at the community entrance.

### **Old Business**

Mr. Dybel updated the Board on his efforts to obtain input on the street repairs. Mr. Dybel noted that he had met with a representative from Labelle Marvin. The Board discussed the matter in detail and agreed to wait to have Mr. Ferlisi present at the meeting before a decision to hire one of the engineers was made.

It was noted that the refurbishment of the tennis court had been completed.

Mr. Wheeler informed the Board that he had completed the new exterior paint color schemes. One book of the schemes is on file at the guardhouse and the other will be given for a file copy to the management office.

Discussion was held with regard to a request from one of the residents to conduct an exercise training course on site at the Rancho Cielo community. The Board agreed to the request from the owner on a trial, (90 day basis) with the condition that the owner provide and obtain proof of liability insurance naming the Rancho Cielo HOA and noting the Board had the right to rescind the approval at any time.

### **Adjournment**

There being no further business, the meeting was adjourned at 9:00 P.M.

Submitted by:

Jack L. Williams  
Acting Secretary