

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

September 22, 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.

Homeowners Discussion

Mrs. Spice of 31882 La Subida was present at the meeting with Jenecca Prevet and Finny Allhusen of UCI. The ladies were present to represent the National Children's Study that is to take place during the next year. Mr. Prevet spoke to the Board and asked that they allow information to be placed in the association's newsletter informing the Rancho Cielo Residents of the program. The Board took the matter under review.

Mr. Hunt of 31941 Camino del Cielo was present at the meeting with his son to appeal the tow away of his son's vehicle from the community. The Board heard testimony from Mr. Hunt and reviewed letters he had sent on the matter. The Board to the matter under review noting they would discuss the matter further in closed session and advise Mr. Hunt within the next few days of their decision.

Mr. Nguyen of 21861 Las Nubes was present at the meeting to provide advice to the Board on the plans to maintain and repair the common area streets. It was noted that Mr. Nguyen was an engineer and that he was willing to assist the association in the asphalt repair and or replacement process. It was also noted that the association may be able to hire Mr. Nguyen through his company to work on the project for the association.

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

The Board reviewed a letter from a resident who was asking for a "car-pool" pass for her guest. The Board discussed the matter and noted they were not able to issue a "car-pool" pass.

Minutes & Financial Reports

A motion was made by Ms. Spencer, 2nd by Mr. Ferlisi to approve the August 2009 meeting as corrected.

A motion was made by Ms. Spencer, 2nd by Mr. Ferlisi to approve the revised July 2009 meeting with the change noting that Mr. Dybel stated he did not make the motion to approve the 2009-10 budget but that he was in favor of the approval. All in favor, motion carried.

A motion was made by Ms. Spencer, 2nd by Mr. Ferlisi to approve the revised June 2009 meeting with the change noting that Mr. Dybel was not present at that meeting. All in favor, motion carried.

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

Management Report

The Board reviewed the annual planner for the month of September 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.

Security

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

The Board reviewed and tabled a bid from Nordic Security to install a DVR in the guardhouse.

It was noted that the extra security patrols that were being performed by Nordic during the summer could be stopped immediately.

Landscape

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

Old Business

Discussion was held with regard to the street repairs and or replacement project. It was noted that the Board had proposals from two different Engineering firms to inspect and draft plans for the maintenance of the common area streets. A motion was made by Mr. Ferlisi, 2nd by Mr. Dybel to approve the bid proposal from Labelle Marvin. All in favor, motion carried. The contract will be signed by the manager and immediately delivered to Labelle Marvin with the request that they begin their inspection and review asap.

New Business

The manager was asked to get bids for the refurbishment of the entry gates to include proper sanding, repairs and painting in place.

The Board signed new signature cards for the association bank accounts.

Mr. Dybel expressed concern that the Board was considering re-allocating cash out of the existing cash reserves for street repairs and street overlay. Mr. Dybel requested that the HOA's balance sheet not be revised or changed until after the Board reviews the recommendations of the HOA's street pavement consultant.

Adjournment

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

Submitted by:

Jack L. Williams
Acting Secretary