

# **Rancho Cielo Homeowners Association**

Meeting of the Board of Directors

**October 27, 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, Chuck Ferlisi and Darryl Wheeler.

## **Call to Order:**

The meeting was called to order at 7:05 PM.

## **Homeowners Discussion**

None.

## **Minutes & Financial Reports**

A motion was made by Mr. Ferlisi, 2<sup>nd</sup> by Ms. Spencer to approve the September 2009 meeting as submitted. All in favor, motion carried.

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

A motion was made by Mr. Malena, 2<sup>nd</sup> by Ms. Spencer to purchase two CD's, one in the amount of \$60,000 for a period of 3 months at the best available rate and one in the amount of \$80,000 for a period of 3 months at the best available rate. All in favor, motion carried.

## **Management Report**

The Board reviewed the prior month's action items list.

The Board reviewed the annual planner for the month of October 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 lien RAN-156 for non-payment of the assessments. All in favor, motion carried.

Discussion was held with regard to the storage of portable basketball hoops by the residents.

The Board reviewed and tabled a draft revision of the association's balance sheet.

## **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**

It was noted that information would be placed in the newsletter letting the owners know that the association was not going to over-see the lawns in lieu of allocating those funds toward replanting various areas throughout the community.

**Old Business**

Discussion was held with regard to the street repairs and or replacement project. It was noted that the Board had just received the preliminary report from Labelle Marvin. The Board will review the report further at the next meeting.

The Board tabled discussion on the replacement of the mailboxes and the repair/replacement of the front gate.

**New Business**

The Board reviewed a letter from the City of Rancho Santa Margarita for the proposed issuance of a Conditional Use Permit for a business in the Dove Canyon Shopping Center. It was noted that the City would be notifying the manager of the date and time of the meeting.

The Board reviewed and approved a bid from Peak Lighting to install the holiday lighting and decorations at a cost of \$1,390.00.

The Board reviewed and approved the 2009 Draft Annual Review. The report will be mailed to the owners.

The Board tabled the review of information from West Coast Grass.

**Adjournment**

There being no further business, the meeting was adjourned into closed session at 8:45 P.M.

Submitted by:

Jack L. Williams  
Acting Secretary