

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

November 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 Chuck Ferlisi.

Call to Order:

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

Homeowners Discussion

The Board reviewed a letter from Mr. Tadros, the owner of 31821 Via Allegre in which he was writing with concerns about architectural changes being made by the owner of 31811 Via Allegre. It was noted that the concerns were raised too late and that Mr. Tadros has signed-off on the neighbor awareness portion of the request. The Board noted they could take no action on the concerns noted by Mr. Tadros.

The Board reviewed a letter from Mr. Oppenheim of 21932 Via del Lago in reference to portable basketball hoops in the community.

Minutes & Financial Reports

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

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

A motion was made by Mr. Ferlisi, 2nd by Mr. Malena to purchase 4 CD's, all in the amount of \$60,000. Two of the CD's will be for a period of 3 months and the other two will be for a period of 6 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 November 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 lien RAN-043, RAN-097 and RAN-179 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.

Security

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

Landscape

A motion was made by Mr. Ferlisi, 2nd by Mr. Malena to approve a bid from Vandergeest Landscape in the amount of \$1,495.00 to resurface the decomposed granite pathways at the bowl area and the tot-lot area. All in favor, motion carried.

A motion was made by Ms. Spencer, 2nd by Mr. Ferlisi to approve the annual tree trimming at a cost of \$16,000.00. All in favor, motion carried.

Old Business

Discussion was held with regard to the street survey completed by Labelle Marvin. It was noted that Labelle Marvin would be providing a bid package that the association could use to obtain bids for the required work.

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

The Board reviewed and tabled bids for the replacement of the front entry gates.

Adjournment

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

Submitted by:

Jack L. Williams
Acting Secretary