

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

January 26, 2010

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

There were no homeowners present at the meeting.

The Board reviewed an e-mail from the Pingree's in which they had requested permission to sponsor another community garage sale. The Board noted that the ability to sponsor the sale had to be given to all agents in the community and notice will be placed in one of the upcoming newsletters asking for volunteers to sponsor the event.

The Board reviewed an e-mail from Ms. Hendrickson of 31981 Camino del Cielo in which she needed to have some vehicles placed on the safe list while they were performing construction on their home.

The Board reviewed a letter from Mr. Stone of 21812 Via del Lago in which he was updating the Board on the status of some maintenance issues he needed to correct or address on his home.

The Board reviewed an e-mail from Ms. Mattison of 32032 Camino del Cielo in reference to recent water intrusion into her property from the slope during the heavy rains.

Minutes & Financial Reports

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

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

A motion was made by Mr. Ferlisi, 2nd by Ms. Spencer to purchase 3 CD's, all in the amount of \$80,000. Two of the CD's will be for periods of three months, and the third for a period of six 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 December 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 Ms. Spencer to lien RAN-018 and RAN-050 for non-payment of the assessments. All in favor, motion carried. It was noted that the association would attempt to negotiate a payment plan with RAN-040 and that they would seek civil judgments against RAN-108 and RAN-168.

Security

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

Landscape

It was noted that the landscape company had been very helpful in dealing with the recent damage and problems caused by the heavy rains.

Old Business

Discussion was held with regard to the street survey completed by Labelle Marvin. A motion was made by Mr. Dybel, 2nd by Ms. Spencer to have Labelle Marvin prepare the specifications for Phase I of the proposed asphalt project at a cost of \$2,900.00. All in favor, motion carried.

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

Ms. Spencer updated the Board on the recent efforts and findings of the National Children's Study. It was noted that they would be returning to the community in March 2010 to follow-up on their study.

Discussion was held with regard to the replacement of the telephone entry system. The Board reviewed a bid from John Glodt to replace the device at a cost of \$2,900.00. The Board asked the manager to contact Superior Access to ask them to re-bid the project using the same specifications and advise at the next Board meeting.

New Business

Discussion was held with regard to sending a letter to the owners reminding them to prepare for the heavy rains and to take precautions to prevent damage to their property. The manager will draft a letter that will be sent to the owners and submit it to the Board for their review and approval.

A motion was made by Mr. Ferlisi, 2nd by Ms. Malena to approve the Workers Compensation Proposal with One Beacon Insurance Company. All in favor, motion carried. The manager will prepare the draft resolution for the Board to sign at the February 2010 Board meeting. It was noted we wanted to verify the capacity of the device to be installed to make sure it is sufficient for the community.

Discussion was held with regard to the proposed CAR Park in Rancho Santa Margarita. The Board approved a donation of \$250.00 from the association towards the effort.

Adjournment

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

Submitted by:

Jack L. Williams
Acting Secretary