

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

February 23, 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, Chuck Ferlisi and Darryl Wheeler.

Call to Order:

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

Homeowners Discussion

Kathryn Mattison of 32032 Camino del Cielo and Theresa Showalter of 32022 Camino del Cielo were present at the meeting to discuss her concerns about noise from the Dove Canyon Courtyard. The association noted that they would send a response letter to Kathy Lottes on the matter.

Ms. Mattison also inquired about the association helping to address the flooding issue into her back yard area from the common area slope. The association noted the owners are responsible for the correction of any drainage issues onto their properties from the common area.

The Board reviewed a letter from Mr. Schroeder of 32192 Rancho Cielo Drive in which he was writing to address various issues relating to the residence at 32196 Rancho Cielo Drive. It was noted that a letter will be sent from the management company to the owner of 32196 Rancho Cielo Drive addressing the issues raised by Mr. Schroeder.

Minutes & Financial Reports

A motion was made by Mr. Malena, 2nd by Ms. Spencer to approve the minutes of the January 2010 meeting as submitted. All in favor, motion carried.

A motion was made by Mr. Malena, 2nd by Mr. Ferlisi to approve the financial report for January 2010 as submitted, subject to review by the associations CPA. All in favor, motion carried.

The manager will provide a detail history of account 5715.

Management Report

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

The Board reviewed the annual planner for the month of January 2010.

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.

Landscape

It was noted that the approved fertilization of the lawn areas had been completed by the landscaper.

Old Business

Discussion was held with regard to the contractor bid meeting conducted by Labelle Marvin. It was noted that the meeting had been postponed to February 26, 2010. Mr. Dybel noted he would try to attend a portion of the bid meeting.

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

Discussion was held with regard to the replacement of the telephone entry system. The manager provided information to the Board from various installers. It was noted that each of the contractors had made recommendations for different systems. The manager also noted that he had one additional bid coming from Hill's Brothers Lock & Safe. The Board tabled the matter for discussion at the March meeting.

It was noted that a letter was sent to the owners reminding them to prepare for the heavy rains and to take precautions to prevent damage to their property.

New Business

A motion was made by Mr. Ferlisi, 2nd by Ms. Malena to approve the Workers Compensation Insurance Resolution clarifying the fact that all Board members, committee members and association volunteers are covered under the association's Workers Compensation Policy with One Beacon Insurance Company. All in favor, motion carried.

The Board approved the bid from Reserve Data Analysis for the annual reserve study at a cost of \$950.00.

Adjournment

There being no further business, the meeting was adjourned into executive session at 8:50 P.M.

Submitted by:

Jack L. Williams
Acting Secretary