

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

May 25, 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, Chuck Ferlisi and Darryl Wheeler.

Call to Order:

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

Homeowners Discussion

Mr. & Mrs. Hendrickson of 31981 Camino del Cielo were present to address a parking issue they were experiencing due to the number of vehicles within their household. The Board approved placing one of the owner's vehicles on the "safe-list" so that the vehicle could park on the street when necessary. The vehicle will only be on the "safe-list" through the summer.

Mr. Ryan of 21842 Via del Lago was present at the meeting and submitted a Home Improvement application to the Board for review. The Board referred the matter to the Architectural Committee for the review process.

Mr. & Mrs. Don of 21851 Via del Lago were present at the meeting to inquire on the status of a Home Improvement request they had submitted for the installation of additional solar panels onto the roof of their home. It was noted that the Architectural Committee had recommended approval of the request as submitted. A motion was made and 2nd to approve the request as submitted. All in favor, motion carried.

Mr. & Mrs. Hrabik of 32232 Via del Sol were present at the meeting to voice concerns they had with the proposed architectural changes at 21842 Via del Lago. Mrs. Hrabik asked for clarification as to the nature of the proposed work and Mr. Ryan responded, informing her that the proposed changes did include the installation of security cameras on his property to protect his home.

Minutes & Financial Reports

A motion was made and 2nd by to table the approval the prior meetings minutes. All in favor, motion carried.

A motion was made by Ms. Spencer, 2nd by Mr. Ferlisi to approve the financial report for April 2010 as submitted, subject to review by the associations CPA. 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 May 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. A motion was made by Ms. Spencer, 2nd by Mr. Ferlisi to file liens against RAN-018, RAN-179 and RAN-194 for non-payment of their assessments. All in favor, motion carried.

Mr. Wheeler asked the manager to check with the pool maintenance service to see if they could use Fiber Clear in the pool and spa filter in place of the diatomaceous earth.

Security

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

The Board received a brochure from Wackenhut Security in which they were soliciting the association's business.

Discussion was held with regard to the evening guard leaving the guard shack. The manager will immediately contact Nordic Security to address the issue.

Landscape

It was noted that the summer color change was needed. The manager will contact Vandergeest on the matter.

Old Business

Discussion was held on the completion of Phase I of the street repair work performed by JB Bostick. It was noted that the work went very well and that Labelle Marvin would be submitting their report to the Board asap. Mr. Dybel was present at the meeting and provided his input to the Board on the recent work.

Discussion was held with regard to the replacement of the telephone entry system. It was noted that Superior Access was scheduled to replace the system within the next week.

Discussion was held with regard to the repair and painting of the common area iron fencing and the front driveway and pedestrian gates. It was noted that all of the work with exception to the repair and painting of the front gates had been completed. The remaining work will be completed asap.

Discussion was held with regard to the replacement of the mailboxes. After much discussion the Board asked the manager to obtain bids to replace all of the wood posts and arms on the mail box stands and the Board will investigate options for new mail boxes that can be used with the new posts and supports.

The Board and some of the owners present discussed the idea of revisiting the replacement of the front entry gates. The Board will readdress this issue in the near future.

Discussion was held with regard to the replacement of the mail boxes and posts. The manager provided a bid from Brian Fox Construction to replace the posts at a cost of \$350.00 each which covered the removal of the existing post, all labor and materials to build and install the new post and mounting the new mailboxes. The Board agreed to have Mr. Fox replace one post and set of boxes so that they could approve of the workmanship. The Board will work on locating the mailboxes that will be used and the project will proceed asap.

It was noted that Aquatrends had completed the repair of the pool and spa equipment as approved at the March 2010 meeting.

New Business

The Board met with Mr. Dave Thompson of RBC Wealth Management to discuss the idea of having him assist the association in investing the reserve funds. After much discussion, the Board asked Mr. Thompson to provide the documents that would be needed to open the new accounts. The Board agreed to discuss the matter further at the next meeting.

The Board approved a proposal from Farmers Insurance to add Terrorism Coverage in the to the association's insurance policy for an annual cost of \$23.00. The motion to approve the coverage was made by Mr. Ferlisi, 2nd by Mr. Malena with all in favor.

The Board reviewed a bid from Bandy Landscape Inc. to treat the slope behind the homes at the area of Via del Lago and Via del Sol at a cost of \$850.00. A motion was made by Ms. Spencer, 2nd by Mr. Ferlisi to approve the bid as submitted. All in favor, motion carried.

Ms. Spencer asked the manager to place notice in the newsletter informing the residents that they can order small trash containers.

Adjournment

There being no further business, the meeting was adjourned into executive session to discuss matters of delinquencies at 8:40 P.M.

Submitted by:

Jack L. Williams
Acting Secretary