

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

July 27, 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. Dybel was present at the meeting to discuss the street repair project and to verify that he could conduct a Boy-Scout Function at the common area pool area on August 7th between the hours of 9:00 AM to 12:00 PM.

The Board reviewed a letter from Mr. Ryan of 21842 Via del Lago.

The Board reviewed an e-mail from Mr. Merto of 21781 Hermosa.

The Board reviewed a letter from Ms. Stuart of 21771 Ambrosia.

Minutes & Financial Reports

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

A motion was made by Mr. Wheeler, 2nd by Mr. Ferlisi to approve the financial report for June 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 July 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 Mr. Ferlisi, 2nd by Mr. Malena to file a lien against RAN-231 non-payment of their assessments. All in favor, motion carried.

The Board reviewed the proposed budget for 2010-11. After much discussion, a motion was made by Ms. Spencer, 2nd by Mr. Malena to approve the 2010-11 budget without an increase in the monthly assessment amount. All in favor, motion carried.

Security

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

Landscape

The Board reviewed and tabled a bid from Vandergeest to replant a portion of the common area slope behind 21881 Via del Lago.

Old Business

It was noted that JB Bostick had completed crack filling and that the slurry work had been scheduled for completion in five phases during the month of August 2010.

Discussion was held with regard to the replacement of the mailboxes. The Board reviewed the bids and a motion was made by Ms. Spencer, 2nd by Mr. Ferlisi to approve the bid to purchase the mailboxes from Streetscape at a cost of \$14,815.01 and to approve the installation work to be completed by Brian Fox Construction at a cost of \$31,500.00 for a total expense of \$46,315.01. All in favor, motion carried.

It was noted that Aquatrends had reset the loose coping stones at the common area pool.

The Board reviewed multiple proposals from residents to sponsor the annual garage sale set for September 18, 2010. The Board placed the names in a box and drew Mr. Schroeder to sponsor the event. The Board also drew an alternative option of Jan Pingree.

New Business

The Board reviewed and tabled a proposal to create a new plot map of the association.

The Board reviewed a letter from the City of Rancho Santa Margarita in reference to a proposed dog care facility located within the Dove Canyon Courtyard. It was noted that the Board would respond via the manager to the city.

The Board reviewed and revised the most recent reserve study completed by Reserve Data Analysis.

The Board reviewed a bid from Aquatrends to address a crack in the pool step. The item will be inspected and repaired in the fall once the pool season is over.

Adjournment

There being no further business, the meeting was adjourned into executive session to discuss matters of delinquencies at 8:10 P.M.

Submitted by:

Jack L. Williams
Acting Secretary