

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

September 28, 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 and Chuck Ferlisi.

Call to Order:

The meeting was called to order at 7:10 PM.

Homeowners Discussion

Mr. Ryan of 21842 Via del Lago was present at the meeting and submitted updates to his recently approved Architectural Variance Request for further review by the Architectural Committee. Mr. Ryan also submitted a new Architectural Variance Request for review by the Architectural Committee. Mr. Ryan also raised an issue stating that the management is not receiving his assessment payments when he sends them by mail. Mr. Ryan asked the manager to explain why the management was not receiving his payments when sent by mail. The manager noted that the management firm did not have control over the mail until it is actually received by them. The manager suggested that Mr. Ryan speak with the post office. Mr. Ryan asked for an update on the efforts to treat the common area slope behind his home for gophers. It was noted that the association did hire a contractor to address the issue and that the initial treatment had already been completed and additional treatments would follow. Mr. Ryan asked why the asphalt in front of his home had not been replaced. Mr. Ryan noted there was an accumulation of water in that area. The Board noted the work was not part of the first phase of repairs but they would ask the manager to contact La Belle Marvin to inquire on the matter. Mr. Ryan noted one final issue that he wanted to store some of his personal belongings in the driveway while improvements were being made inside his home. The Board noted that Mr. Ryan would not be permitted to store items in his driveway due to security issues.

Ms. Cynthia Ryan of 21842 Via del Lago was present at the meeting to address a recent incident that occurred at the pool area. The Board informed Ms. Ryan that they had received her letter on the matter. The Board also noted that the guard service did respond to her call for assistance at the pool area and clarified the fact that the association is not responsible for her personal safety while in the common areas. The Board suggested that Ms. Ryan should have called 911 if she felt threatened due to the fact the Sheriff was more capable of responding to that type of situation. Mr. Ryan asked the association to provide a more detailed report from Nordic Security on the incident. The Board asked the manager to contact Nordic Security and request a more detailed report if available. The Board noted that they would provide any such report to the Ryan's. Mr. Ryan noted that they had in fact filed a report with the Sheriff on the matter.

The Board reviewed a letter from Mr. & Mrs. Bisom of 32001 Lomita Drive.

Minutes & Financial Reports

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

A motion was made by Ms. Spencer, 2nd by Mr. Ferlisi to approve the August 2010 financial statement as submitted, subject to review by the association's 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 August 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. Wheeler, 2nd by Mr. Malena to file a lien against RAN-231 non-payment of their assessments. All in favor, motion carried.

Security

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

Landscape

No report.

Old Business

It was noted that JB Bostick had completed their contracted repairs and slurry work. La Belle Marvin will perform the final inspection and report back to the association on their findings.

Discussion was held with regard to the replacement of the mailboxes. It was noted that the sample post and boxes had been installed. The Board will inspect and decide if any changes will be made to the current post configuration and boxes.

It was noted that the Pingree's were set to sponsor the community garage sale set for September 18, 2010.

The manager provided a copy of the revised reserve study report to the Board.

New Business

The Board tabled the approval of a bid from Aquatrends to replace the deco-seal at the pool area deck. The matter was tabled for completion this winter.

It was noted that we would receive a bid from Matt Oliver for the pool maintenance.

Adjournment

There being no further business, the meeting was adjourned into executive session to discuss matters of delinquencies at 8:20 P.M.

Submitted by:

Jack L. Williams
Acting Secretary