

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

October 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, Chuck Ferlisi and Darryl Wheeler.

Call to Order:

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

Homeowners Discussion

Mr. Ryan of 21842 Via del Lago was present at the meeting and wanted to comment on the fact that his dues payments were not getting to the management company when he mailed them. The Board discussed the matter further with Mr. Ryan and suggested he make arrangements to pay the assessment electronically. Mr. Ryan also inquired about the gopher infestation on the common area slope behind his home. It was noted that the contractor had been treating the slope. The Board also acknowledged receipt of Mr. Ryan's letter dated October 5, 2010. Mr. Ryan asked if the association's security company had provided any additional reports on the incident that occurred at the pool area back in August of this year. The manager provided a letter from Nordic Security on the matter to Mr. Ryan. Mr. Ryan asked if he would be permitted to call the security company to make further inquiries on the matter and there was no objection made.

The Board reviewed a letter from Mr. & Mrs. Peterson of 32102 Rancho Cielo Drive in which they were writing to address a recent request to repaint the exterior of their home.

Minutes & Financial Reports

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

A motion was made by Mr. Wheeler, 2nd by Ms. Spencer to approve the September 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 September and October 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.

Security

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

Landscape

The Board reviewed proposals from Vandergeest Landscape for the replanting of various areas throughout the community. Motions were made and 2nd to approve proposals to replant a bare area of slope behind 21881 Via del Lago at a cost of \$1,495.00 and to replant all of the common area planters along Rancho Cielo Drive and Camino del Cielo at a cost of \$6,965.00.

Old Business

It was noted that Ed Perez of La Belle Marvin had been asked to inspect the asphalt area in front of 21842 Via del Lago in an effort to try and determine the cause of the accumulation of water at this area. The manager is anticipating the receipt of a report on his findings.

Discussion was held with regard to the replacement of the mailboxes. A motion was made and 2nd with all in favor to use of the copper mail boxes and to use 4" x 4" posts. Mr. Wheeler will e-mail the paint color information to the manager.

New Business

A motion was made by Ms. Spencer, 2nd by Mr. Ferlisi to approve the annual review report from Robert Owens. All in favor, motion carried. The report will be mailed to the owners.

A motion was made and 2nd with all in favor to approve the bid from Peak Lighting to install holiday lights at the entrance trees and monument sign at a cost of \$1,500.00.

Adjournment

There being no further business, the meeting was adjourned into executive session to discuss matters of delinquencies at 8:15 P.M.

Submitted by:

Jack L. Williams
Acting Secretary