

# **Rancho Cielo Homeowners Association**

Meeting of the Board of Directors

**November 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, Chuck Ferlisi and Darryl Wheeler.

## **Call to Order:**

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

## **Homeowners Discussion**

The Board reviewed a letter from Mr. & Mrs. Meddings of 21791 Via del Lago.

The Board reviewed a letter from Mr. & Mrs. Knip of 31881 La Subida in reference to a barking dog at a neighboring home. It was noted that a letter had been sent to the owners of the dog.

The Board reviewed a series of letters from Mr. Ryan of 21842 Via del Lago. The letters asked for reimbursement on his account for over-paid assessments a demand for and IDR hearing and a copy of the owners list. The Board noted that the reimbursement of over-paid funds would be paid back to Mr. Ryan and an owners list would be provided in accordance with the law. The request for IDR will be discussed in closed session.

## **Minutes & Financial Reports**

A motion was made by Ms. Spencer, 2<sup>nd</sup> by Mr. Ferlisi to approve the October 2010 meeting minutes as submitted. All in favor, motion carried.

A motion was made by Ms. Spencer, 2<sup>nd</sup> by Mr. Wheeler to approve the October 2010 financial statement as submitted, subject to review by the association's CPA. All in favor, motion carried.

A motion was made by Mr. Malena, 2<sup>nd</sup> by Mr. Ferlisi to purchase a \$100,000 CD at the best prevailing rate for a term of 3 or 6 months. 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 November 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.

The manager provided a copy of a report from La Belle Marvin in reference to the complaint made by Mr. Ryan of 21842 Via del Lago in which he noted an accumulation of water at the street in front of his home. It was noted that La Belle Marvin believed the excessive water may be coming from Mr. Ryan's property.

## **Security**

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

**Landscape**

It was noted that the approved planting at the slope behind 21881 Via del Lago and at the common area planters along Rancho Cielo Drive and Camino del Cielo had been completed.

The Board approved adding Poinsettias at the front of the guard house for the holiday season.

**Old Business**

Discussion was held with regard to the replacement of the mailboxes.

**New Business**

Discussion was held with regard to proposed rate hikes by the TCWD for water usage. It was noted that information will be placed in the newsletter informing the Rancho Cielo residents of the fact and provide them with information as to how they could note their opposition of the proposed increase.

A motion was made by Mr. Ferlisi, 2<sup>nd</sup> by Mr. Wheeler to approve a bid from Bandy Landscape to replace the damaged concrete apron at 31762 Via Allegre at a cost of \$2,400.00. All in favor, motion carried.

**Adjournment**

There being no further business, the meeting was adjourned into executive session to discuss matters of delinquencies at 8:05 P.M.

Submitted by:

Jack L. Williams  
Acting Secretary