

# **Rancho Cielo Homeowners Association**

Meeting of the Board of Directors

**January 25, 2011**

## **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 of 21992 Via del Lago was present at the meeting and offered to assist the association in the future phases of the asphalt street repair / replacement project.

Mrs. Hoopes of 31785 Via del Viento was present at the meeting to discuss issues with the guard service. Mrs. Hoopes also wanted to discuss the gate access and the idea of having the second access lane for residents. The Board updated Mrs. Hoopes on the history of the gate and proposed second access lane for residents.

## **Minutes & Financial Reports**

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

A motion was made by Ms. Spencer, 2<sup>nd</sup> by Mr. Malena to approve the December 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 January 2011.

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.

It was noted that the 2010-11 Budget and annual mailing had been sent to the owners.

## **Security**

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

Mr. Malena raised discussion on a possible camera system available from Costco that may be used at our guard shack and front entrance. The manager will have the system investigated to determine if it is compatible with our current wiring configuration.

The Board agreed to install a safety cone/barricade that can be used at the guard house to help maintain space for him to get into and out of the guard house. A cone will be used for now and the manager will research options for the Board to review at the next meeting.

**Landscape**

The Board reviewed bids for landscape planting in the common area. A motion was made by Ms. Spencer, 2<sup>nd</sup> by Mr. Ferlisi to approve the bids totaling \$3,155.00. All in favor, motion carried.

**Old Business**

Discussion was held with regard to the replacement of the mailboxes. It was noted that the new boxes had been ordered and would be in some time at the first of February. As soon as the mail boxes are in, Brian Fox Construction will start the replacement process.

**New Business**

The Board asked the manager to solicit a bid for the painting of the wood beams along Plano Trabuco, the Rancho Cielo entrance and in front of the pool area.

It was noted that a Public Hearing was set for February 2, 2011 at the City of Rancho Santa Margarita in reference to the Dove Canyon Courtyard.

**Adjournment**

There being no further business, the meeting was adjourned into executive session to discuss matters of delinquencies at 8:00 P.M.

Submitted by:

Jack L. Williams  
Acting Secretary