

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

February 22, 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 and Chuck Ferlisi.

Call to Order:

This being the scheduled annual election, it was noted that a quorum had not been reached and the annual election was postponed to March 2011.

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

Homeowners Discussion

Mrs. Mattison of 32032 Camino del Cielo was present at the meeting and informed the Board that the City had approved the Conditional Use Permit for the Dove Canyon Courtyard. Mrs. Mattison informed the Board that an appeal had been filed with the City and she asked the Board to attend the appeal hearing if granted by the city.

Minutes & Financial Reports

A motion was made by Mr. Ferlisi, 2nd by Mr. Malena to approve the January 2011 meeting minutes as submitted. All in favor, motion carried.

A motion was made and 2nd to table the review of the January 2011 financial statement. 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 February 2011.

The Board reviewed the community inspection report and the home inspection report for the past month as provided by the manager.

The manager informed the Board that he had received a delinquent property tax bill that had not been paid for five years. It was noted that the invoice had been mailed to the past management office and not delivered to the current management for payment. The tax bill was paid and the manager filed and appeal to refund the penalties.

The manager provided an updated accounts receivable report to the Board.

Security

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

The manager informed the Board that he had the camera system from Costco inspected to determine if it were compatible with our current camera equipment. It was noted that the two systems were not compatible.

Discussion was held with regard to modifying the post orders to expedite extra traffic on certain holidays or events.

Landscape

The Board reviewed a bid for from Vandergeest for fertilizing the community lawn areas at a cost of \$825.00. A motion was made by Ms. Spencer, 2nd by Mr. Ferlisi to approve the bid. All in favor, motion carried.

Old Business

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

It was noted that the wood beams at the entrance and along Plano Trabuco had been painted.

New Business

A motion was made by Mr. Ferlisi, 2nd by Ms. Spencer to approve the bid from RDA to perform the annual reserve study report at a cost of \$750.00. All in favor, motion carried.

The Board approved the pending bids from Aquatrends to replace the dec-o-seal and repair the step at the pool area.

Adjournment

There being no further business, the meeting was adjourned into executive session to discuss matters of delinquencies at 7:30 P.M.

Submitted by:

Jack L. Williams
Acting Secretary