

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

May 24, 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, Darryl Wheeler and Rod Miller.

Call to Order:

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

Homeowners Discussion

The Board reviewed an e-mail from Mrs. Hendrickson of 31981 Camino del Cielo in which she was writing to address a parking situation.

The Board reviewed a letter from Mr. Ryan of 21842 Via del Lago in which he was writing to address noise issues with a neighboring home. The Board instructed the manager to send a letter to Mr. Ryan asking him to provide copies of any noise studies that he had obtained and to send a letter to the owners of the neighboring home asking if they have had any modifications to their pool and spa equipment.

The Board reviewed a letter from Mr. Stone, the owner of 21812 Via del Lago in reference to the exterior painting of his home.

Minutes & Financial Reports

A motion was made by Mr. Ferlisi, 2nd by Mr. Malena to approve the April 2011 meeting minutes as submitted. Mr. Miller abstained from the vote and all others were in favor, motion carried.

A motion was made by Ms. Wheeler, 2nd by Mr. Ferlisi to approve the April 2011 financial statement as submitted. 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 May 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. A motion was made by Ms. Spencer, 2nd by Mr. Miller to lien RAN-056, RAN-088 and RAN-232 for non-payment of the assessments. All in favor, motion carried.

A motion was made by Ms. Spencer, 2nd by Mr. Miller to approve an asset search by the Perry Law Firm on RAN-108, RAN-183 and RAN-231 to determine if it would be advisable to file civil collection actions. All in favor, motion carried.

Security

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

Landscape

It was noted that the Board had approved a proposal from Vandergeest Landscape to remove the grass at the front entrance and install a hedge and Ice-Burg Roses. It was noted that the work was completed.

Discussion was held with regard to adding up-lights on some of the trees inside the community along Rancho Cielo Drive. The manager will ask Linc Lighting for a bid.

Old Business

It was noted that a notice had been placed in the last newsletter asking for sponsors for the annual garage sale.

New Business

The Board reviewed bids provided by La Bell Marvin for the next phase of asphalt work. A motion was made by Mr. Ferlisi, 2nd by Ms. Spencer to approve the bid with JB Bostik if they will perform the work for the cost of \$139,500. All in favor, motion carried.

A motion was made by Ms. Spencer, 2nd by Mr. Miller to contract with La Belle Marvin to oversee the next phase of asphalt work as performed in the first phase at a cost not to exceed \$8,150.00. All in favor, motion carried.

It was noted the next meeting will be held on June 20, 2011.

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