

# **Rancho Cielo Homeowners Association**

## **Meeting of the Board of Directors**

**June 21, 2005**

### **Location:**

The meeting of the Rancho Cielo Homeowners Association was held at the offices of the Trabuco Canyon Water District.

### **Directors Present:**

Rod Miller, Dana Kemp, Sandra Spencer, Darryl Wheeler and Chuck Ferlisi.

### **Call to Order:**

The meeting was called to order at 7:05 PM.

### **Homeowners Discussion**

Camran Khosravi of 21831 Via de la Luz was present at the meeting to address a recent incident in which a lap top computer was stolen from his home. Mr. Khosravi noted concerns he had about the association's security. The Board reminded the owners present that we have a "gated" community and not a "security" community.

Discussion was held with regard to the idea of having a Neighborhood Watch Program in the community. It was noted that a request would be placed in the newsletter.

Andrew Theodorou of 21841 Via de la Luz was present at the meeting and asked the Board to consider trimming and or removing some of the trees on the slope behind his home. Mr. Theodorou noted that the trees were blocking his view.

T.J. Andrezze of 32112 Rancho Cielo was present at the meeting and noted there were some broken sprinklers at two corners going up Rancho Cielo Drive. Ms. Andrezze asked about a community garage sale. It was noted that the association would allow a community sale date this summer. After much discussion, the date for the community sale was set for August 27, 2005 from 8:00 AM to 12:00 PM.

Tom & Jennifer Gregg of 21872 Las Nubes were present at the meeting and noted that they were constantly being disturbed by neighbors barking dogs. The Board noted that letters could be sent to the owners if identified.

### **Landscape**

Mr. Kemp informed the Board that he had conducted a walk-through inspection with Chris and Angel of Vandergeest Landscape. Mr. Kemp noted that he had asked for a bid from Vandergeest to remove the rock pylons and wood beams at the entrance of the community. It was further noted that repair of the "bowl area" trail would begin next week.

### **Security**

There was no representative from Boyd & Associates at the meeting.

It was noted that a meeting would be scheduled with the company that offers the printable parking passes.

The Board reviewed a letter from Huntington West Properties that was sent to Boyd & Associates. The letter addressed the Board's demands for Boyd to correct the camera problems at the guard shack, to address the problem of guards not being on time by installing a time clock and informing Boyd that they will be given a monthly phone use budget of \$100.00 and that all overages will be deducted from their pay.

Discussion was held with regard to the idea of the association hiring their own security guards in an effort to provide better service. Mr. Miller will work on the cost projection for the association directly employing guards.

### **Minutes & Financial Reports**

A motion was made by Mr. Ferlisi, 2<sup>nd</sup> by Mr. Miller to approve the May 2005 meeting minutes as submitted. Mr. Ferlisi abstained from the vote, all in favor, motion carried.

A motion was made by Mr. Miller, 2<sup>nd</sup> by Mr. Wheeler to approve of the May 2005 financial statements as submitted. All in favor, motion carried.

### **Management Report**

Mr. Williams provided copies of the May common area inspection report for the Board to review.

Mr. Williams updated the Board on the collection efforts underway within the community.

The Board was provided copies of the property inspection report from the manager.

The Board reviewed the annual planner for the month of June 2005.

The Board and manager reviewed and revised the “Things to do” list.

### **Old Business**

Discussion was held with regard to the pool area renovation. It was noted that there were some items that still needed to be corrected or changed by A&M Pools. One of the items in question was the improper installation of the pool handrail at the shallow end of the pool. (The rail was installed too close to the bottom step). The Board discussed how and when they would be able to have A& M Pools replace the railing so that it was in compliance with the county codes. The Board agreed to have a barrier fabricated and installed between the railing and the bottom step to prevent any person from having their foot caught or trapped in the area. In the meantime, the Board will work on scheduling the permanent repair. A letter will be sent to the owner notifying them of any pool closures.

The Board tabled the review of a light replacement bid from Sundown lighting.

The Board reviewed and approved a bid from Taylor Tennis Courts to clean the tennis court and basketball court twice a month at a cost of \$100.00 per month.

Discussion was held with regard to the street repairs and slurry. The Board reviewed a survey report from El Camino in which they had taken random core samples of the streets to determine the average thickness of the asphalt. It was noted that the average thickness of the asphalt was approximately 6”. The Board asked the manager to have El Camino reinspect the streets to evaluate the essential repair work and rebid the job accordingly.

The Board agreed to meet on July 15, 2005 to review and approve the 2005-06 budget.

### **New Business**

The Board approved the purchase of (2) trash container for the pool and tennis court area.

Discussion was held with regard to the newsletter items for July 2005.

### **ADJOURNMENT**

There being no further business before the Board, the meeting was adjourned at 9:50 PM.

Submitted by:

Jack L. Williams  
Acting Secretary