

# **Rancho Cielo Homeowners Association**

Meeting of the Board of Directors

**February 28, 2012**

## **Location:**

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

## **Directors Present:**

Len Malena, Rod Miller, Alan Neilson and Darryl Wheeler.

## **Call to Order:**

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

It was noted that as of today's date we had received 58 ballots on the Verizon easement vote. Forty four, (44) were in favor of the easement, thirteen, (13) were opposed and one, (1) withheld. Christie Home was present at the meeting and noted she would discuss how Verizon would proceed with a door to door campaign to solicit additional bids from the owners who had not yet voted.

## **Homeowners Discussion**

There were no owners present at the meeting.

## **Minutes & Financial Reports**

A motion was made by Mr. Malena, 2<sup>nd</sup> by Mr. Miller to approve the January 2012 meeting minutes as submitted. All in favor, motion carried.

A motion was made by Mr. Miller, 2<sup>nd</sup> by Mr. Wheeler to approve the January 2012 financial statement as submitted. All in favor, motion carried.

A motion was made by Mr. Miller, 2<sup>nd</sup> by Mr. Malena to have RBC purchase CD with funds in the association's money market account as proposed, (staggered terms at the best available rate). 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 2012.

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 Mr. Malena, 2<sup>nd</sup> by Mr. Miller to lien RAN-015 for non-payment of the assessments. All in favor, motion carried.

The manager provided copies of bids that he had obtained for the association's master insurance policy.

**Landscape**

The Board tabled the tree trimming bid and a bid for planting at the front entry wall that were provided by Vandergeest Landscape.

The Board asked the manager to obtain bids to renovate the grass lawn areas at the park and to obtain bids to remove the existing grass and replace the grass with drought-tolerant plants.

**Security**

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

Mr. Wheeler informed the Board of a recent complaint that he had received in reference to one of the guards making inappropriate statements to one of the residents. Mr. Wheeler noted he would ask the resident to put the statement in writing.

Discussion was held with regard to security cameras. A motion was made by Mr. Wheeler, 2<sup>nd</sup> by Mr. Miller to purchase a camera system from Costco. All in favor, motion carried.

**Old Business**

It was noted that Three Phase Electric was working on the approved lighting project and that they were awaiting the installation of the new meter by Edison.

The Board reviewed plans that had been drafted for the proposed replacement of the gates and renovation of the entryway.

**New Business**

The Board reviewed copies of the pool inspection reports from the County of Orange.

The Board reviewed and tabled a bid for the proposed replacement of the entry and exit gate motors. The manager is soliciting additional bids.

It was noted that a portion of the decomposed granite trail at the bowl area, (approximately 40') needed to be repaired.

The manager will obtain a bid to clean the deck pavers around the pool deck.

**Adjournment**

There being no further business, the meeting was adjourned at 8:20 P.M.

Submitted by:

Jack L. Williams  
Acting Secretary