

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

April 24, 2012

Location:

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

Directors Present:

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

Call to Order:

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

Annual Meeting and Election:

It was noted that a quorum of owners had been achieved and the annual meeting and election was conducted. As a result of the voting, Darryl Wheeler, Len Malena, Rod Miller and Alan Neilson were elected to the Board for the next year.

A motion was made and 2nd to approve a resolution to place any earnings net of reserves for the current fiscal year into the association's reserve accounts. All in favor, motion carried.

Homeowners Discussion

Mr. Barakat of 21802 Via del Lago was present at the meeting to address fines on his account for landscape violations. The Board discussed the matter with the owner and informed him that the changes made to the back slope area of his home had not been approved and that he would have to submit a Home Improvement application for the changes. The Board will review the application upon submission. Mr. Barakat also noted objections to the service provided by the evening security guard.

Mr. Ryan of 21842 Via del Lago was present at the meeting. Mr. Ryan addressed issues with his account with the Board and provided a letter to them letting them know he requested an ADR hearing at the next Executive Session Meeting.

The Board reviewed e-mails from Mr. Barakat of 21802 Via del Lago and Mr. Stone of 21812 Via del Lago.

Minutes & Financial Reports

A motion was made by Mr. Wheeler, 2nd by Mr. Nelson to approve the March 2012 meeting minutes as submitted. All in favor, motion carried.

A motion was made by Mr. Miller, 2nd by Mr. Wheeler to approve the March 2012 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 April 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. Miller, 2nd by Mr. Malena to lien RAN-126-02 for non-payment of the assessments. All in favor, motion carried.

It was noted that no further communication had been received from Verizon Wireless on the proposed easement.

Landscape

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

Discussion was held with regard to the renovation of some turf and slope areas. The Board has received bid proposals for several areas throughout the common area. After much discussion, a motion was made by Mr. Miller, 2nd by Mr. Wheeler to approve bids totaling \$40,000.00. All in favor, motion carried. It was noted that an application will be submitted to the TCWD with the hope of receiving \$10,000 in rebate funds.

The Board approved a proposal from Vandergeest Landscape to replace some of the expired Ivy Geranium plants at a cost of \$750.00. All in favor, motion carried. The Board noted they wanted to use Lavender color flowers.

Security

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

It was noted that the camera system from Costco had been received and the installation would start asap.

Old Business

It was noted that Three Phase Electric was working on the approved lighting project and that they were still awaiting the installation of the new meter by Edison. The Board asked the manager to send a notice to Three Phase Electric to complete the work within 10 days of face having us hire another contractor to complete the task.

It was noted that Premier Painting was working on the painting of the wood trim, trellis and beams at the entrance to the community as well as the wood trim at the pool area trellis, pool restrooms & pump house.

It was noted that Taylor Tennis Courts would be replacing the basketball back board asap.

The Board agreed to table the re-plaster of the spa until after Labor Day.

Discussion was held with regard to the blast cleaning and sealing of the pool deck. It was noted that the bid for the blast cleaning was \$2,345.00 and the sealing was \$1,800.00. A

motion was made by Mr. Miller, 2nd by Mr. Nelson to approve the bids as submitted. All in favor, motion carried.

Mr. Nelson informed the Board that he had located the name of the Architect that had drawn plans for the renovation of the community entrance. It was noted that the company was Land Arc West.

New Business

A motion was made by Mr. Miller, 2nd by Mr. Malena to approve the annual insurance proposal from Farmer's Insurance in the amount of \$7,830.00. All in favor, motion carried.

Adjournment

There being no further business, the meeting was adjourned into closed session to review the e-mails from Ms. Lippincott and Mr. Balding of at 8:40 P.M.

Submitted by:

Jack L. Williams
Acting Secretary