

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

May 22, 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.

Homeowners Discussion

Ms. Wakerfield of 21871 Via de la Luz was present at the meeting and volunteered to serve on the association's Social Committee. The Board approved the appointment and also noted that Dave Pingree of 21921 Via del Lago would be appointed to the committee as well. The Board asked the manager to coordinate the introduction of Mrs. Wakerfield and Mr. Pingree and asked that they meet to discuss future social events for the Board to consider.

Mr. & Mrs. Ryan of 21842 Via del Lago was present at the meeting. Mr. Ryan stated he did not want to discuss the ADR hearing as previously requested. Mr. Ryan asked for a copy of the association's collection policy and it was noted the manager would send him a copy. Mr. Ryan asked for clarification on the association's process for addressing CC&R violations. Mr. Wheeler addressed that issue and noted how process was done. Mr. Ryan addressed his account issues and provided documentation on payments that were made. The manager will audit the account and make sure all payments that were made were properly applied to his account. Mr. Ryan stated he would be performing temporary construction work on the side of his home. The Board noted that he would need to have approval for any permanent structure.

The Board reviewed a letter from Mr. Kerner of 32272 Via del Nido in reference to cracks in the street in the front of his home. It was noted that these cracks would be inspected by Labelle Marvin.

The Board noted the receipt of an e-mail from Mr. Pingree of 21921 Via del Lago in which he had volunteered to serve on the Social Committee. The Board approved the appointment.

The Board reviewed an e-mail from Ms. Lippincott of 31801 Via Allegre in which she was looking for the approved exterior color charts. It was noted that the information had been provided to her.

The Board reviewed a letter from Mr. Ghobadi of 31872 La Subida in which he was writing to state that he would be painting the beams above the front door of his home when the wood is dry enough for painting.

The Board reviewed a letter from Mrs. Theodorou of 21841 Via del la Luz in which she asked for a 60 day extension of time for the repainting of her home. The Board approved the request.

Minutes & Financial Reports

A motion was made by Mr. Neilson, 2nd by Mr. Miller to approve the April 2012 meeting minutes as submitted. All in favor, motion carried.

A motion was made by Mr. Miller, 2nd by Mr. Wheeler to approve the April 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 May 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. Wheeler, 2nd by Mr. Malena to lien RAN-088 for non-payment of the assessments. All in favor, motion carried.

It was noted that Verizon Wireless had asked the Board to proceed with the proposed easement without a majority vote of the owners. The Board noted that they could not and would not proceed with the vote unless a majority of the owners approved the agreement.

Landscape

It was noted that the turf and slope areas renovation was underway and that a rebate application had been submitted to the Water District.

Security

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

It was noted that the installation of the camera system from Costco had been started and would be completed asap.

Old Business

It was noted that Three Phase Electric had received approval from Edison for the installation of the new meter along Rancho Cielo Drive at the "bowl area". A motion was made by Mr. Miller, 2nd by Mr. Neilson to approve the installation of 5 to 6 additional lights that would be installed along the South side of the "bowl area" along Camino del Cielo at a budget not to exceed \$5,000.00. All in favor, motion carried.

It was noted that Premier Painting had completed 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 had replaced the basketball back board as approved.

It was noted that the sand blast cleaning and sealing of the pool deck had been completed.

It was noted that a meeting had been set with Mission Landscape, (formerly known as Land Arc West) to review the proposed changes to the front entrance that would allow a second lane for resident access.

New Business

Discussion was held with regard to the 2012-13 association budget. The Board tabled the review of the budget noting they would make the final approval at the June meeting.

The Board asked the manager to obtain a comparative bid for landscape maintenance. It was noted that a bid would be solicited from Harvest Landscape.

Adjournment

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

Submitted by:

Jack L. Williams
Acting Secretary