

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

September 25, 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

The Board reviewed an e-mail from Ms. De Raad of 21781 Via del Lago in which she was writing to address a problem with a common area tree behind her home. It was noted that the landscaper will trim some branches then trim the entire tree would be trimmed in the fall.

The Board reviewed an e-mail from Mr. Bridges of 32002 Lomita in which she was asking the Board to install dog waste bag dispenser in the common area. The Board denied the request.

The Board reviewed an e-mail from Ms. He of 32096 Rancho Cielo in which she had asked for an extension on the repainting of the exterior of the home. It was noted the work had been completed as requested.

The Board reviewed an e-mail from Ms. Boardman of 21841 Via del Lago asking for an extension of time to repaint the exterior of her home. The Board approved the extension.

Minutes & Financial Reports

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

A motion was made by Mr. Miller, 2nd by Mr. Wheeler to approve the August 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 October 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. Neilson to lien RAN-240 for non-payment of the assessments. All in favor, motion carried.

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.

Comments were made that the grass is still not coming in well and needed to be addressed and corrected by the landscaper.

Security

It was noted that the camera system was not working at the pool area.

The Board tabled discussion on the replacement of the vehicle decals.

Old Business

The Board received copies of the quarterly pool inspection report from the County of Orange.

The manager informed the Board that he was waiting to meet with Three Phase Electric to inspect the work and address the unfinished lighting repairs.

The manager updated the Board on the efforts underway with Verizon on the proposed easement vote.

New Business

A motion was made by Mr. Malena, 2nd by Mr. Neilson to approve the bid from Peak Lighting to install the holiday lighting at the entrance of the community at a cost of \$2,475.00. All in favor, motion carried.

The manager informed the Board that he had received the \$400.00 reimbursement from the Walden HOA for the extra guard service needed when they were allowed access to perform their street repairs.

Adjournment

There being no further business, the meeting was adjourned into closed session to discuss matters dealing with collections at 8:25 P.M.

Submitted by:

Jack L. Williams
Acting Secretary