

# **Rancho Cielo Homeowners Association**

Meeting of the Board of Directors

**November 27, 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.

## **Homeowners Discussion**

Mr. & Mrs. Sunkin of 32096 Rancho Cielo Drive were present at the meeting and asked the Board to reverse fines from their account. The Board agreed to discuss the matter in closed session.

Ms. Najarro of 32011 Lomita was present at the meeting and asked the Board to reverse fines from her account. The Board agreed to discuss the matter in closed session.

Mrs. Pingree of 21921 Via del Lago was present at the meeting on behalf of the association's Social Committee. Mrs. Pingree submitted a proposed schedule of events for 2012-13 along with a budget for those events. The Board approved a budget for a summer party in the amount of \$1,400.00 and a budget for a winter event in the amount of \$500.00. All in favor, motion carried.

The Board reviewed and approved a Home Improvement application for renovations at 32021 Lomita as recommended by the Architectural Committee.

## **Minutes & Financial Reports**

A motion was made by Mr. Malena, 2<sup>nd</sup> by Mr. Miller to approve the October 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 October 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 November 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, 2<sup>nd</sup> by Mr. Malena to file liens against RAN-015 and RAN-079 for non-payment of assessments. All in favor, motion carried.

### **Landscape**

It was noted that the turf and slope areas renovation was completed and that the rebate of \$12,400.00 had been sent to the association.

A motion was made by Mr. Wheeler, 2<sup>nd</sup> by Mr. Miller to approve a proposal for landscape renovations by Vandergeest Landscape in the amount of \$7,405.00 to replant the common areas along Rancho Cielo and Camino del Cielo Drives. All in favor, motion carried.

### **Security**

It was noted that the guards are not to place notes or hand-made signs in the windows of the guard shack.

### **Old Business**

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.

A motion was made by Mr. Miller, 2<sup>nd</sup> by Mr. Wheeler to have the spa replaced by Alan Smith Pool Plastering as previously approved. All in favor, motion carried.

### **New Business**

Discussion was raised in reference to the members of the Social Committee. The Board noted that Mr. Malena would serve on the committee as the Board's representative. The Board also noted that the efforts of the Social Committee should not be affiliated with any particular business.

### **Adjournment**

There being no further business, the meeting was adjourned into closed session to discuss the requests for fine reversals at 8:00 P.M.

Submitted by:

Jack L. Williams  
Acting Secretary