

# **Rancho Cielo Homeowners Association**

Meeting of the Board of Directors

**January 22, 2013**

## **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 and Alan Neilson.

## **Call to Order:**

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

## **Homeowners Discussion**

The Board reviewed e-mails from Mr. Wilkerson of 32242 Via del Sol, Mr. Benson of 21962 Via del Lago and Mr. Campbell of 32061 Camino del Cielo.

## **Minutes & Financial Reports**

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

A motion was made by Mr. Miller, 2<sup>nd</sup> by Mr. Neilson to approve the December 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 January 2013.

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 file liens against RAN-079, RAN-088, RAN-123 and RAN-232 for non-payment of assessments. All in favor, motion carried.

## **Landscape**

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

The Board reviewed and tabled a bid for tree trimming. The Board will meet with Chris of Vandergeest to inspect the trees and determine which will be trimmed.

The Board agreed to meet with Chris of Vandergeest to discuss the grass renovation problem.

**Old Business**

The manager informed the Board that he had met with Three Phase Electric to inspect the lighting replacement work and address the unfinished lighting repairs. It was noted that they would be replacing four additional lights to complete the contract.

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.

It was noted that the spa had been replastered as approved.

It was noted that there was a loose tile on the pool house roof.

It was noted that some items, (tire and playhouse) needed to be removed from the "gulley area".

**New Business**

None

**Adjournment**

There being no further business, the meeting was adjourned into closed session to discuss the requests for fine reversals at 7:45 P.M.

Submitted by:

Jack L. Williams  
Acting Secretary