

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

April 23, 2013

Location:

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

Directors Present:

Rod Miller, Alan Neilson and Len Malena.

Call to Order:

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

Homeowners Discussion

Mr. Deraad of 21781 Via del Lago and Mr. Meddings of 21791 Via del Lago were present at the meeting to address issues and problems with common area trees behind their homes. The Board noted they would have the landscaper address the problem.

Mr. Barakat of 21802 Via del Lago was present at the meeting for a hearing. The Board met with Mr. Barakat in closed session.

Mr. Barakat submitted a Home Improvement application for the planting he performed on his back slope and to relocate the fence at the back of his property to the sidewalk. The Board issued a conditional approval for the planting due to the fact that the neighbors had signed-off on the application and had not stated any objections to the planting. The owner will also be required to install ground plants to cover the bare portions of the slope and that the coverage must be complete within 60 days. The Board denied the request to relocate the fence to the sidewalk.

Mr. Barakat stated the screws in his mailbox were corroding.

Mr. Barakat stated the light pole next to his home was out. The Board noted the lights are maintained by Edison. The manager will report the outage to Edison.

Mr. Barakat asked when the next phase of asphalt work was scheduled to start and it was noted the next phase would be performed this summer.

Minutes & Financial Reports

A motion was made by Mr. Miller, 2nd by Mr. Neilson to approve the March 2013 meeting minutes as submitted.

A motion was made by Mr. Miller, 2nd by Mr. Malena to approve the March 2013 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 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. Miller, 2nd by Mr. Malena to lien RAN-217-01 for non-payment of assessments.

It was noted the manager would be out of town from May 25th to June 3rd. Efforts will be made to try and reschedule the May meeting.

The manager updated the Board on the Fuel Modification maintenance work required by the OCFA for the slope at the back of Via del Lago. It was noted additional bids were forthcoming.

Landscape

It was noted Vandergeest Landscape was performing the approved tree trimming as approved.

The Board noted they wanted the landscapers to maintain the Boxwood hedge at the front entrance landscape island at a maximum height of one foot.

Security

The manager received complaints about the performance of the evening guard. The manager will report the matter to Nordic Security.

Old Business

It was noted that the spa re-plastering work was completed.

It was noted the video surveillance signs had been installed as approved.

It was noted the wood repairs and repainting of the pool area patio cover and landscape beams was nearly completed.

It was noted that AB Lighting had replaced the damaged bollard light next to the tennis court as approved.

New Business

The manager provided bids for the annual insurance policy for the HOA. It was noted the best available price and coverage was with Farmers Insurance and the Board approved staying with them.

The Board reviewed and denied a Home Improvement application from the Warrens at 32272 Via del Sol. It was noted questions needed to be addressed on the property line of the lot as compared to the proposed modifications.

The Board approved a proposal from Vandergeest Landscape in the amount of \$210.00 to add some plants to the common area slope behind 21851 Via del Lago.

It was noted Labelle/Marvin was asked to finalize the scope of work for phase 3 of the asphalt repairs. Ed Perez of Labelle/Marvin is working on the scope of work and will advise asap.

The Board asked the manager to have the association's legal counsel review the contract from PR Construction.

Adjournment

There being no further business, the meeting was adjourned into executive session to discuss collection actions and disciplinary actions at 8:30 P.M.

Submitted by:

Jack L. Williams
Acting Secretary