

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

June 25, 2013

Location:

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

Directors Present:

Darryl Wheeler, Rod Miller, Alan Neilson and Len Malena.

Call to Order:

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

Homeowners Discussion

Mr. Miller addressed the owners that were present and provided an update on the gate project.

Mr. Dybel of 21992 Via del Lago was present at the meeting and noted he had concerns with the gate project.

Mrs. Loskot of 21942 Via del Lago was present at the meeting. Mrs. Loskot thanked the Board for their efforts and noted her concerns with the gate project. Specifically the design, cost and process.

Ms. Rabino of 21765 Estrella was present at the meeting and noted she wanted more speed bumps added to the streets to slow traffic. Ms. Rabino stated she was concerned about the safety of her kids playing in the streets. Ms. Rabino also asked the Board to modify the playground equipment for smaller children.

Mrs. Jarnigan of 21832 Caminito was present at the meeting and asked if the association paid taxes on funds collected for the reserves.

Mrs. Updike of 21782 Hermosa was present at the meeting and asked questions about the gate project. Mrs. Updike thanked the Board for their work for the community.

Mrs. Pingree of 21921 Via del Lago was present at the meeting and noted she was in favor of the gate project and thanked the Board for their efforts.

Mr. Shields of 21786 Pajarito was present at the meeting and noted he was in favor of the gate project and thanked the Board for their efforts.

Mr. Jespersen of 32122 Rancho Cielo was present at the meeting and stated he wanted more information on the gate project. The Board noted that the matter has been discussed at the open Board meetings for more than a year.

Mr. Hartman of 21821 Via de la Luz was present at the meeting and thanked the Board for their efforts. Mr. Hartman asked for clarification on the design of the gate changes.

Mr. Engel of 21822 Delicia was present at the meeting and asked questions about the gate project.

Mr. & Mrs. Don of 21851 Via del Lago was present at the meeting and noted he was in favor of the gate work as approved by the Board.

Mr. Brokaw of 21785 Pajarito was present at the meeting and noted he was in favor of the gate project.

Mr. Fiata of 21885 Via del Lago was present at the meeting and asked questions about the payment for the gate project. Mr. Fiata noted he was in favor of the gate project.

Mr. Taylor of 21771 Pajarito was present at the meeting and noted he was in favor of the gate project and thanked the Board for their efforts.

Mrs. Taylor of 31761 Via Allegre was present at the meeting and noted she was in favor of the gate project and she thanked the Board for their efforts and service.

Mr. Berg of 31942 La Subida was present at the meeting and noted he was in favor of the gate project.

Mr. Pingree of 21921 Via del Lago was present at the meeting and noted he was in favor of the gate project.

Mr. Snodgrass of 21902 Via del Lago was present at the meeting and noted he was in favor of the gate project.

Mr. Gutman of 21781 Pajarito was present at the meeting and thanked the Board for their efforts. Mr. Gutman noted he was in favor of the project and felt it would raise property values. Mr. Gutman did ask why the matter was not put to a vote of the owners.

Mr. Taylor of 31761 Via Allegre was present at the meeting and noted he was in favor of the gate project.

Mr. Hrabik of 32232 Via del Sol was present at the meeting and noted he was in favor of the gate project.

Mr. Campanozzi of Mission Landscape was present at the meeting to address the design of the gate changes and answer questions from the owners.

Minutes & Financial Reports

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

A motion was made by Mr. Miller, 2nd by Mr. Neilson to approve the May 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 June 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. Wheeler, 2nd by Mr. Malena to file a lien against RAN-240 for non-payment of assessments. All in favor, motion carried.

Landscape

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

The Board reviewed proposals from Vandergeest Landscape to remove three dead trees and replace with new trees. A motion was made by Mr. Miller, 2nd by Mr. Malena to approve the removal of the trees at a cost of \$1,450.00. All in favor, motion carried. The Board will inspect the area to consider if the proposed tree replacement will be approved.

The Board reviewed bids for the required Fuel Modification maintenance requested by the OCFA at the back canyon area behind Via del Lago. The bids were as follows: Vandergeest Landscape, \$76,000. Valleycrest Landscape, \$74,500.00 and Harvest Landscape, \$110,000.00. A motion was made by Mr. Wheeler, 2nd by Mr. Neilson to approve the contract with Vandergeest Landscape. All in favor, motion carried.

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

New Business

The Board approved the proposal from LaBelle Marvin to perform the inspection of the streets and revise the repair/replacement program at a cost of \$2,750.00.

It was noted some street lights in the community were out. The manager will report the matter to SoCal Edison.

A motion was made by Mr. Neilson, 2nd by Mr. Wheeler to approve the 2013-14 budget without increasing the dues assessment. All in favor, motion carried.

A motion was made by Mr. Neilson, 2nd by Mr. Miller to approve the bid from Robert Owens, CPA to perform the 2012-13 annual review and tax preparation at a cost of \$1,250.00. All in favor, motion carried.

Discussion was held with regard to the revisions made to the contract with PR Construction as suggested by the association's legal counsel. The Board agreed to sign the contract as previously approved.

Adjournment

There being no further business, the meeting was adjourned at 9:15 P.M.

Submitted by:

Jack L. Williams
Acting Secretary