

# Rancho Cielo Homeowners Association

Meeting of the Board of Directors

August 27, 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. Jespersen of 32122 Rancho Cielo was present at the meeting to address his concerns with the recently approved gate replacement project. The Board discussed the matter at length with Mr. Jespersen. The Board will ask Mr. Perez of LaBelle Marvin to attend the next association meeting.

The Board reviewed an e-mail from Mr. Gutman of 21781 Pajarito in which he was writing to address some issues he had with the association's security systems. It was noted that the association's security company had located and provided information he needed relating to a recent hit and run accident he was involved in with a guest of another Rancho Cielo resident.

The Board reviewed and approved a Home Improvement application from the owner of 21741 Via de la Luz for a two bedroom addition.

The Board reviewed and approved a Home Improvement application from the owner of 21776 Ambrosia to replace the garage doors.

The Board reviewed and tabled the Home Improvement application from the owner of 31892 La Subida for various changes already made to the home without association approval.

The Board reviewed and tabled the Home Improvement application from the owner of 21861 Delicia for the exterior painting.

## Minutes & Financial Reports

A motion was made by Mr. Neilson, 2<sup>nd</sup> by Mr. Wheeler to approve the June 2013 meeting minutes as submitted.

A motion was made by Mr. Miller, 2<sup>nd</sup> by Mr. Wheeler to approve the July 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 months of July & August 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, 2<sup>nd</sup> by Mr. Malena to file a lien against RAN-214 for non-payment of assessments. All in favor, motion carried.

### **Landscape**

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

It was noted that Vandergeest was well underway with the approved plant removal and replacement ordered by the by the OCFA at the back canyon area behind Via del Lago.

The Board approved a proposal from Vandergeest Landscape to repair the damaged or deteriorated irrigation on the back slope of Via del Lago where the Fuel Mod restoration work was being performed.

It was noted that Vandergeest Landscape had begun the removal of a fort installed in the common area landscape plants next to Dove Canyon.

### **Security**

The Board tabled bids for the installation of a new camera system at the guardhouse. It was noted the Board would revisit the matter once the new gates were installed.

### **Old Business**

It was noted the manager had contacted the contractor working with Edison to install a new transformer in the common area. The manager had countered the offer made by Edison to compensate the HOA for the use of their land for the Edison transformer. The counter off had been rejected and the HOA was awaiting a counter offer from Edison.

It was noted Phase III of the asphalt work with A&Y Asphalt had been signed and that we were awaiting the dates for the work to be done. The Board asked the manager to have Ed Perez from LaBelle Marvin to review the hand-written changes made by A&Y Asphalt on the contract.

### **New Business**

It was noted that RDA had completed the annual reserve study update.

It was noted the owner of 31922 La Subida had painted their home with an unauthorized color. The Board will give the owner 30 days to paint with the approved colors.

### **Adjournment**

There being no further business, the meeting was adjourned into closed session at 8:25 P.M. to discuss collection actions.

Submitted by:

Jack L. Williams  
Acting Secretary