

# **Rancho Cielo Homeowners Association**

Meeting of the Board of Directors

**September 24, 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 and Len Malena.

## **Call to Order:**

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

## **Homeowners Discussion**

Mr. Dybel, the owner of 21992 Via del Lago was present at the meeting and thanked the Board for continuing with the asphalt maintenance work as scheduled. Mr. Dybel asked about the reason for the recent landscape renovation on the back slope of Via del Lago. It was noted the changes were required by the OCFA.

## **Minutes & Financial Reports**

A motion was made by Mr. Malena, 2<sup>nd</sup> by Mr. Wheeler to approve the August 2013 meeting minutes as submitted. (It was noted that there was no meeting held in July 2013.)

A motion was made by Mr. Wheeler, 2<sup>nd</sup> by Mr. Miller to approve the August 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 September 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.

## **Landscape**

It was noted that Vandergeest had completed the approved plant removal and replacement ordered by the by the OCFA at the back canyon area behind Via del Lago. It was noted that not all of the plants were needed and a credit was given by Vandergeest from their original bid.

It was noted that Chris Curr and Jack Williams had inspected the area where the Dove Canyon Association had requested the Rancho Cielo HOA remove a fort from a portion of common area. Chris Curr and Jack Williams determined the fort was located on property that belonged to Dove Canyon.

Discussion was held with regard to the sod renovation. The Board asked the manager to contact Chris Curr and have him treat and seed an area of sod next to the tennis courts. If they can successfully kill the weed grass and grow new seed, the association will arrange to have Vandergeest Landscape renovate all of the lawn areas in the spring.

**Old Business**

A motion was made by Mr. Miller, 2<sup>nd</sup> by Mr. Malena to approve the easement request with the Edison to install a new transformer in the community. It was noted that the Edison Company had submitted a counter offer of \$1,200.00 plus the cost to re-landscape the area. All in favor, motion carried.

It was noted Phase III of the asphalt work with A&Y Asphalt had begun and would be completed within the next few days.

It was noted that A&Y Asphalt had to remove a large area of wet soil at the end of Via Allegre and that they had requested the Board approve the cost of the additional work in the amount of \$6,400.00. A motion was made by Mr. Miller, 2<sup>nd</sup> by Mr. Malena to approve the additional charge as submitted. All in favor, motion carried.

Mr. Miller updated the Board on the new gate installation project. It was noted that PR Construction had billed for some extra work that was not approved by the HOA. The items that the Board did not agree to pay for were: (Charge of \$1,500.00 for the cost of Builder's Insurance), (Charge of \$3,000.00 to reroute a main irrigation line at the front entrance.)

The Board did approve a change order to PR Construction in the amount of \$3,200.00 to replace rotted beams and brackets at the entrance as needed.

**New Business**

Discussion was held with regard to the vehicle transponder tags and the gate access fobs. The Board approved the use of the Tag style transponders and would order 1000 tags and 50 head-light transponder tags. The replacement cost for the transponder tags would be \$25.00. The Board will give the first two tags to the residents and charge for all additional tags used for resident vehicles.

The Board approved the use of the key-fob access fob for the pedestrian gates. The residents will all receive one fob and the additional and replacement fobs will cost \$25.00.

The Board reviewed bids for the holiday lighting at the front entrance of the community. A motion was made by Mr. Wheeler, 2<sup>nd</sup> by Mr. Malena to approve the bid from Holiday Lighting to include one additional large tree at the front of the community at a cost not to exceed \$1,500.00. All in favor, motion carried.

**Adjournment**

There being no further business, the meeting was adjourned at 8:05 P.M..

Submitted by:

Jack L. Williams  
Acting Secretary