

Rancho Cielo Homeowners Association

Meeting of the Board of Directors
November 26, 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.

A motion was made by Mr. Wheeler, 2nd by Mr. Miller to appoint Mike Hinkle to the Board to fill the vacant position. All in favor, motion carried.

Homeowners Discussion

Mr. Alosio, the owner of 32031 Lomita was present at the meeting and asked the Board to reverse fines from his account that were assessed against the previous owner. The Board approved the request.

The Board reviewed an e-mail from Mr. Barakat, the owner of 21802 Via del Lago in which he was asking for adjustments to his account. The matter was discussed in closed session.

The Board reviewed a series of e-mails from and to Mrs. Hoopes, the owner of 31785 Via del Viento in which she was writing to address privacy issues behind her home that she felt were created as a result of the front gate project. The Board noted they would consider adding more plant material in the area but would not reinstall a fence in the area. It was noted they original fence did not provide security to the homes in the area and that it was completely rotted and had to be removed.

The Board reviewed e-mails from Mr. Stone, the owner of 21812 Via del Lago in reference to the front entry gates. It was noted that Mr. Miller had contacted Mr. Stone and addressed his questions.

The Board received a letter from Mr. Ryan, the owner of 21842 Via del Lago. Due to the nature of the letter, the Board addressed the matter in closed session.

Minutes & Financial Reports

A motion was made by Mr. Wheeler, 2nd by Mr. Miller to approve the September 2013 meeting minutes as submitted. (It was noted that there was no meeting held in October 2013.)

A motion was made by Mr. Miller, 2nd by Mr. Malena to approve the October 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 November 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

Discussion was held with regard to the sod renovation. The manager had contacted Chris Curr and had him treat and seed an area of sod next to the tennis courts. It was noted the area appeared to have turned out well.

The Board asked the manager to invite Chris Curr, the owner of Vandergeest Landscape to attend the January meeting.

Old Business

Mr. Miller updated the Board on the new gate installation project. Signage and dot bots will be added at the entrance to help identify the guest and transponder lanes.

New Business

None.

Adjournment

There being no further business, the meeting was adjourned into closed session to address items of potential litigation and member discipline at 8:15 P.M.

Submitted by:

Jack L. Williams
Acting Secretary