

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

February 25, 2014

Location:

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

Directors Present:

Rod Miller, Len Malena, Alan Neilson and Mike Hinkle.

Call to Order:

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

Annual Meeting & Election

It was noted that a quorum needed to conduct the annual meeting and election had not been reached and the annual meeting was tabled to March 2014.

Minutes & Financial Reports

A motion was made by Mr. Malena, 2nd by Mr. Miller to approve the January 2014 meeting minutes as submitted.

A motion was made by Mr. Miller, 2nd by Mr. Hinkle to approve the January 2014 financial statements, subject to review by the association's CPA. All in favor, motion carried.

Homeowners Discussion

The Board reviewed e-mails from Mr. Marty and Mr. Spencer.

Security Report

The Board met with Ms. Sue Anderson and Mr. Bill Thompson of Universal Protection Service to review their bid proposal for the gate guard service. After much discussion, a motion was made by Mr. Hinkle, 2nd by Mr. Miller to issue a 30-day notice of termination to Nordic Security and hire Universal Protection. 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 February 2014.

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. Hinkle to lien RAN-223 for non-payment of the assessments. All in favor, motion carried.

Old Business

It was noted that Reserve Data Analysis had completed the 2014 review and update of the reserve study as approved.

New Business

The Board reviewed a bid proposal from Vasin Sign to create and install the lettering at the entry monument. A motion was made by Mr. Hinkle, 2nd by Mr. Malena to approve the bid in the amount of \$2,142.42. All in favor, motion carried.

Adjournment

There being no further business, the meeting was adjourned at 8:35 P.M.

Submitted by:

Jack L. Williams
Acting Secretary