

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

March 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, Mike Hinkle and Darryl Wheeler.

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 April 2014.

Minutes & Financial Reports

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

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

Homeowners Discussion

Mrs. Cutcher, the owner of 21851 Caminito was present at the meeting. The Board met with Mrs. Cutcher in closed session.

The Board reviewed an e-mail from Mr. Shyu, the owner of 31951 La Subida.

The Board reviewed e-mails from Mr. Rose, the owner of 21791 Estrella in which he was addressing issues with trees behind his home and the condition of plant material on the common area slope across from his home. It was noted the landscapers had submitted bids for the replanting and the Board will address that matter. The issue of the trees could not be resolved due to concerns that the trees in questions could not be trimmed without damaging them and due to the possibility that the City and County may object to the trimming and or removal of the trees due to the fact they were Oak trees. It was noted that Mr. Rose was scheduled to come to the meeting and was not present. The Board tabled the matter.

Security Report

It was noted that Universal Protection Service was scheduled to start service as of April 1, 2014.

Landscape

It was noted the annual tree trimming was nearly completed.

It was noted the common area rodent control work had started.

It was noted the annual tree trimming was nearly completed.

Management Report

The Board reviewed the prior month's action items list.

The Board reviewed the annual planner for the month of March 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.

The Board reviewed a fund transfer agreement from the management company which would allow the management to make transfers from the association's money market account into the association's operating account to pay its bills. A motion was made by Mr. Miller, 2nd by Mr. Malena to approve option 3. All in favor, motion carried.

Old Business

Discussion was held with regard to the transponder access system. It was noted that PR Construction had yet to address the problems that were brought to their attention. The Board reviewed a bid from Camera Access Technology to make the necessary repairs, corrections and changes to the existing system installed by PR Construction and their sub-contractors. A motion was made by Mr. Hinkle, 2nd by Mr. Miller to give a 7 day notice to PR Construction to make the required repairs and changes so that the system is fully and properly operational and in the event that they fail to do so, to approve the bid from Camera Access Technology to have them perform the work and deduct their costs from the balance owed to PR Construction. All in favor, motion carried.

The Board reviewed and approved one of two change orders submitted by PR Construction in the amount of \$3,638.25. All in favor, motion carried.

The Board reviewed and approved a design from Vasin Sign the entry monument.

Adjournment

There being no further business, the meeting was adjourned into executive session at 8:20 P.M.

Submitted by:

Jack L. Williams
Acting Secretary