

# Rancho Cielo Homeowners Association

Meeting of the Board of Directors

May 27, 2014

## Location:

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

## Directors Present:

Len Malena, Alan Neilson, Darryl Wheeler and Mike Hinkle.

## Call to Order:

The meeting was called to order at 7:03 PM.

## Minutes & Financial Reports

A motion was made by Mr. Hinkle, 2<sup>nd</sup> by Mr. Neilson to approve the April 2014 meeting minutes as submitted.

The Board tabled the approval of the April 2014 financial statements.

## Homeowners Discussion

Mr. & Mrs. Cutcher of 21851 Caminito were present at the meeting to discuss the status of their account. The contents of that discussion are recoded in the closed session minutes.

The Board reviewed an e-mail from the owner of 21861 Las Nubes in which they requested additional time to repaint the exterior of their home. The Board granted a 30 day extension.

The Board reviewed an e-mail from Ms. Smith in which she was writing about speeding vehicles.

The Board reviewed an e-mail from Mr. Gutman of 21781 Pajarito Lane in which he reported a leaking sprinkler next to his home.

The Board reviewed e-mails from Mr. Barakat, the owner of 21802 Via del Lago.

The Board reviewed an e-mail from Ms. Dahdah, the owner of 21811 Estrella Lane in which she was writing about the trees in the common area behind her home.

## Landscape

The Board reviewed bids from Vandergeest Landscape for planting various areas within the community. A motion was made by Mr. Wheeler, 2<sup>nd</sup> by Mr. Neilson to approve bids totaling \$5,270.00. All in favor, motion carried.

## Security Report

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

## Management Report

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

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

**Old Business**

Discussion was held with regard to the transponder access system. It was noted that PR Construction had addressed some of the problems that were noted by the association. Efforts will be made to continue with necessary changes to the system and the payment will be held until the issues are resolved.

**Adjournment**

There being no further business, the meeting was adjourned into executive session to address matters of potential litigation at 8:30 P.M.

Submitted by:

Jack L. Williams  
Acting Secretary