

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

July 24, 2012

Location:

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

Directors Present:

Darryl Wheeler, Len Malena and Rod Miller.

Call to Order:

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

Homeowners Discussion

Mr. & Mrs. Kjoson of 21861 Caminito were present at the meeting.

Ms. Wakerfield of 21871 Via de la Luz was present at the meeting to provide an update on the events planned by the Social Committee. It was noted that the committee wanted to plan events for a barbecue in September, a pumpkin patch for the kids in October, holiday lighting in December and an egg hunt in March. The Board discussed a budget for the events and approved a budget of \$500.00 for the barbecue that will be held in September.

Minutes & Financial Reports

A motion was made by Mr. Malena, 2nd by Mr. Miller to approve the May 2012 meeting minutes as submitted. All in favor, motion carried.

A motion was made by Mr. Miller, 2nd by Mr. Malena to approve the June 2012 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 July 2012.

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. Wheeler, 2nd by Mr. Malena to lien RAN-232 for non-payment of the assessments. All in favor, motion carried.

It was noted that the association had collected just over \$7,000.00 in receivables over the past month.

Landscape

It was noted that the turf and slope areas renovation was underway and that a rebate application had been submitted to the Water District. Comments were made that the grass is not coming in well and needed to be addressed and corrected by the landscaper.

Security

It was noted that the installation of the camera system from Costco had been completed.

Old Business

It was noted that Edison had not yet installed the meter in the new meter box installed on Rancho Cielo Drive at the bowl area. The manager will contact Edison for an update. It was noted that the lights approved for installation along the South side of the "bowl area" along Camino del Cielo had been installed and would be lit as soon as power was available.

The manager provided a comparative bid for landscape maintenance. It was noted that fees paid to the current vendor were better than the amounts submitted by the other contractor.

The Board reviewed a proposal from Mission Landscape to draft new plans to modify the entrance to the community to add a second entrance lane. The bid for the services was \$7,750.00. A motion was made by Mr. Miller, 2nd by Mr. Wheeler to approve the bid. All in favor, motion carried.

New Business

Discussion was held with regard to the 2012-13 association budget. A motion was made by Mr. Miller, 2nd by Mr. Malena to approve the next year's budget without an increase in the assessment amount. All in favor, motion carried.

A motion was made by Mr. Wheeler, 2nd by Mr. Miller to approve the bid from Robert Owens, CPA to perform the year-end tax returns and audit for the amount of \$1,200.00. All in favor, motion carried.

The Board received and approved a proposal from Wes Hartman to repaint the address curb numbers at a total cost of \$3,615.00. The motion to approve the proposal was made by Mr. Wheeler, 2nd by Mr. Malena with all in favor.

Adjournment

There being no further business, the meeting was adjourned into closed session to discuss matters dealing with collections at 7:45 P.M.

Submitted by:

Jack L. Williams
Acting Secretary