

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

August 28, 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, Mike Hinkle, Rod Miller and Alan Neilson.

Call to Order:

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

The Board met with Mr. Rosales and representatives from the M& C Grill and Sports Bar. Mr. Rosales informed the Board that he planned to open his restaurant in the location formerly occupied by the Friends Sports Bar located within the Dove Canyon Courtyard. Mr. Rosales addressed concerns about noise issues and provided information on efforts they will make to keep the noise down so as to avoid any noise disturbance for the residents of the Rancho Cielo Community.

Minutes & Financial Reports

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

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

Homeowners Discussion

Mr. Rose, the owner of 21791 Estrella was present at the meeting to discuss the proposed removal of the Oak trees from the common area slope behind his home. Mr. Rose stated he had been to the city and was told there were no restrictions on removing the trees. The Board agreed to discuss the matter further at the next association meeting. The Board also noted they would need to check with the State of California and the neighbors below the trees to see if they would object to the tree removal.

Mr. Stone, the owner of 21812 Via del Lago was present at the meeting to address concerns he had with the recent Annual Financial review and the amount of funds in the association's reserve accounts. The Board addressed Mr. Stone's questions and explained their position and plan to fund the association's financial needs.

Mr. Stone noted concerns about the condition of the street at Via del Lago and Via del Nido. The manager will arrange to have La Belle Marvin re-inspect the area and also have the representative from La Belle Marvin meet with Mr. Stone.

Mr. Stone noted maintenance concerns with the slope at the end of Via del Sol. The issues will be addressed with the landscapers.

The Board reviewed e-mails from Mr. Brooks of 21832 Las Nubes, Ms. McDonald of 32065 Camino del Cielo, Mr. Stone of 21812 Via del Lago, Ms. Pham of 32242 Via del Nido, Mr. Jamerson of 21791 Hermosa, Mrs. Schmier of 31801 Via del Viento and Mrs. Cutcher of 21851 Caminito.

Management Report

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

The Board reviewed the annual planner for the month of August 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. Malena to file liens against RAN-232 and RAN-240 for non-payment of assessments. All in favor, motion carried.

Landscape

The manager provided a copy of the landscape maintenance contract with Vandergeest Landscape.

Security Report

Discussion was held with regard to the patrol service. The manager noted he had received copies of all citations issued.

The Board will discuss the idea of reducing guard hours to save money. The matter will be discussed at the next Board meeting.

Old Business

The manager provided a copy of a letter sent to PR Construction by David Cane, the association's attorney.

It was noted that LaBelle Marvin had completed the update on the next phase of the asphalt work and that bids would be obtained for that work.

New Business

A motion was made by Mr. Hinkle, 2nd by Mr. Nielson to approve the bid for holiday lighting at a cost of \$1,500.00. All in favor, motion carried.

Adjournment

There being no further business, the meeting was adjourned at 9:00 P.M.

Submitted by:

Jack L. Williams
Acting Secretary