

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

September 23, 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, Darryl Wheeler, Mike Hinkle and Rod Miller.

Call to Order:

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

Minutes & Financial Reports

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

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

Homeowners Discussion

Mr. Younkin, the owner of 21982 Via del Lago was present at the meeting to address parking problems on the streets next to his home. It was noted the association's security company had been notified of the matter and would address the issues as soon as possible.

Several owners present noted concerns about an alleged sober living business being operated at 32162 Rancho Cielo. The Board will obtain legal advice from the association's attorney on the matter.

Mr. Rose, the owner of 21791 Estrella and Mrs. Dahdah the owner of 21811 Estrella were present at the meeting to discuss the proposed removal of the Oak trees from the common area slope behind their homes. The Board noted receipt of their paperwork in which they claimed the State of California did not prohibit the removal of the Oak trees from private property. The Board noted they would need to address the cost of the tree removal if approved and that they would need to address the matter with the owners of the homes on Hermosa Lane before a final decision could be made.

The Board reviewed and approved a Home Improvement application from the owner of 32242 Via del Nido for the replacement of the lawn using artificial turf at the front of the home.

The Board reviewed a letter from Mr. Joseph, the owner of 21791 Ambrosia in which she was having a problem with smoke coming from the neighbor's property. The manager will follow-up with Mr. Joseph to see if the problem still exists.

Management Report

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

The Board reviewed the annual planner for the month of September 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 file a lien against 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. The Board reviewed other bids and asked the manager to solicit a revised bid from Vandergeest Landscape.

The Board reviewed a bid from Vandergeest Landscape to replace missing and or dead plants behind 32136 Rancho Cielo. A motion was made by Mr. Miller, 2nd by Mr. Hinkle to approve the bid at a cost of \$580.00. All in favor, motion carried.

Security Report

Discussion was held with regard to reducing guard hours to save money. The Board asked the manager to obtain a revised bid from the security company to cut the hours to close the guard house at 9:00 PM.

The Board asked the manager to contact the security company and instruct them to perform their first patrol of the pool area at 11:00 PM and their first patrol for parking violations after 1:00 AM.

Old Business

It was noted that we had received no response from PR Construction on the letter sent to them by David Cane, the association's attorney.

New Business

The Board reviewed a summary report from LaBelle Marvin on the next phase, (Phase III-b) of the asphalt repair work. A motion was made by Mr. Hinkle, 2nd by Mr. Wheeler to approve the bid from A&Y at a cost of \$151,777.00. All in favor, motion carried.

The Board asked the manager to solicit a bid for the slurry seal of all areas, (except phase III, a & b) and see if the slurry work can be scheduled and performed in conjunction with the repair work to be performed in Phase III-b.

Adjournment

There being no further business, the meeting was adjourned at 8:15 P.M.

Submitted by:

Jack L. Williams
Acting Secretary