

# Rancho Cielo Homeowners Association

Meeting of the Board of Directors

January 27, 2015

## 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, Alan Neilson 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. Malena, 2<sup>nd</sup> by Mr. Miller to approve the November 2014 meeting minutes as submitted.

A motion was made by Mr. Miller, 2<sup>nd</sup> by Mr. Malena to approve the December 2014 financial statements as submitted, subject to review by the association's CPA. All in favor, motion carried.

## Security Report

The Board met with Bill Thompson of Universal Protection to discuss ongoing issues with the service provided by the guard and patrol service. It was noted the guards were not routinely following the post orders. Mr. Thompson informed the Board that he had terminated three of the guards and hired replacements that were being trained. Mr. Thompson agreed to attend the February meeting to discuss the progress of the guard's and patrol service efforts.

The manager informed the Board that Liftmaster had replaced all four of the gate motors and that they were going to replace the two barrier arm operators at no cost to the association.

## Homeowners Discussion

The owner of 31882 Camino del Cielo was present at the meeting to address parking violations. The Board noted they had just met with the security company to address the problems.

Mr. Kerner, the owner of 32272 Via del Nido was present at the meeting to address damage to his vehicle allegedly caused by the entry barrier arm. Mr. Kerner informed the Board that he submitted a claim on the association's insurance carrier and that they had denied liability. Mr. Kerner noted he had submitted the claim to his insurance carrier and asked the association to pay for his \$200.00 deductible and waive the \$25.00 charge for a new transponder. The Board noted they would discuss the matter in closed session.

The Board reviewed an e-mail from Mr. Guest, the owner of 31811 Via del Viento in which he had requested additional time to repaint the exterior of his home. The Board agreed to the extension.

The Board reviewed an e-mail from Ms. Low, the owner of 31781 Via del Viento in which she had requested additional time to repaint the exterior of his home. The Board agreed to the extension.

The Board reviewed a series of e-mails from Mr. Rose, the owner 21791 Estrella in reference to the trimming of the Oak trees on the common area slope below his home.

The Board reviewed an e-mail from Mr. Napp, the owner of 31912 La Subida in which he had requested additional time to repaint the exterior of his home. The Board agreed to the extension.

The Board reviewed an e-mail from Mr. Telles, the owner of 31831 Via Alegre in which he had requested additional time to repaint the exterior of his home. The Board agreed to the extension.

The Board reviewed an e-mail from Mr. Davis, the owner of 31772 Via del Viento in which he had requested additional time to repaint the exterior of his home. The Board agreed to the extension.

The Board reviewed an e-mail from Mr. Raferty, the owner of 31902 Camino del Cielo in which he had requested additional time to repaint the exterior of his home. The Board agreed to the extension.

The Board reviewed an e-mail from Mr. Stone, the owner of 21812 Via del Lago in which he had wrote to address concerns he had with the front entry gates.

The Board reviewed an e-mail from Mr. Spice, the owner of 31882 La Subida in which he had requested additional time to repaint the exterior of his home. The Board agreed to the extension.

### **Management Report**

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

The Board reviewed the annual planner for the month of January 2015

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.

### **Landscape**

It was noted that Chris Curr of Vandergeest Landscape was submitting an application for the turf removal rebate program offered by the TCWD. The Board noted they would be in favor of proceeding with the landscape changes if the TCWD approves the association's proposal.

The Board reviewed a bid from Vandergeest to trim the three Oak trees located on the common area slope between Estrella Lane and Hermosa Lane at a cost of \$375.00. A motion was made by Mr. Hinkle, 2<sup>nd</sup> by Mr. Neilson to approve the bid noting the trees would only be topped by ten feet. All in favor, motion carried.

A motion was made by Mr. Hinkle, 2<sup>nd</sup> by Mr. Neilson to approve the 2015 tree trimming budget of \$16,000.00. All in favor, motion carried.

**Old Business**

It was noted there were problems reported with Phase III (b) of the asphalt work consisting of the edge of the asphalt unraveling. The manager had contacted LaBelle Marvin to inspect and address the problem.

**Adjournment**

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

Submitted by:

Jack L. Williams  
Acting Secretary