

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

February 24, 2015

DRAFT

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, Mike Hinkle, Alan Nielson and Rod Miller.

Annual Meeting:

It was noted that a quorum needed for the annual meeting was not reached and the meeting was adjourned to the March 2015 meeting.

Call to Order:

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

Minutes & Financial Reports

A motion was made by Mr. Nielson, 2nd by Mr. Malena to approve the January 2015 meeting minutes as submitted.

A motion was made by Mr. Miller, 2nd by Mr. Hinkle to approve the January 2015 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 the efforts made over the past month to address the concerns raised at the January 2015 meeting. It was noted by the Board and manager that the service had improved. The Board did note that there were still some problems with the parking patrol and Mr. Thompson noted he would continue his efforts to address the problems.

It was noted the manager would change the allotted days for the guest passes.

Homeowners Discussion

Ms. Dahdah, the owner 21793 Estrella was present to discuss the status of the trimming of the Oak trees on the common area slope below her home. It was noted that the Board had approved the work and that the trees would be trimmed in a few days.

The Board reviewed and approved a Home Improvement application from the owner of 31791 Via del Viento for the painting of the exterior of the Home. The motion was made by Mr. Wheeler, 2nd by Mr. Miller with all in favor.

The Board reviewed and approved a Home Improvement application from the owner of 31911 Camino del Cielo for the painting of the exterior of the Home. The motion was made by Mr. Wheeler, 2nd by Mr. Miller with all in favor.

The Board reviewed and approved a Home Improvement application from the owner of 32192 Rancho Cielo for the renovation of the landscaping at their home.

The Board reviewed a letter from Mr. Gutman of 21781 Pajarito in which he was reporting a recent incident about a problem with another resident dog being off its leash in the common area. It was noted a letter was sent to the owner of the dog about the incident.

The Board reviewed an e-mail from Mr. Kugel, the owner of 21776 Ambrosia in which he requested an extension of time for the repainting of the exterior of his home. The Board approved the request.

The Board reviewed an e-mail from Mr. Bruschi, the owner of 21775 Estrella in which he requested an extension of time for the repainting of the exterior of his home. The Board approved the request.

The Board reviewed a letter from Ms. Harris in which she noted she was willing to host the annual garage sale.

The Board reviewed an e-mail from Mr. Stewart, the owner of 21771 Ambrosia in which he requested an extension of time for the repainting of the exterior of his home. The Board approved the request.

The Board reviewed an e-mail from Mr. Eaton, the owner of in which he was writing to address concerns he had with the guard service.

The Board reviewed an e-mail from Mr. Booth, the owner of 21872 Delicia in which he reported some maintenance issues with common area trees next to his home. It was noted the landscapers were set to address the tree issues.

The Board reviewed an e-mail from Ms. Hanna, the owner of 21882 Via del Lago in which she was writing to let the Board know she would be addressing the landscape maintenance issues at her home.

Management Report

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

The Board reviewed the annual planner for the month of February 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. A motion was made by Mr. Miller, 2nd by Mr. Malena to lien accounts RAN-033, RAN-072 and RAN-209 for non-payment of assessments. All in favor, motion carried.

Landscape

It was noted that Chris Curr of Vandergeest Landscape was working on the application for the turf removal rebate program offered by the TCWD.

It was noted that Vandergeest had been authorized to trim the three Oak trees located on the common area slope between Estrella Lane and Hermosa Lane at a cost of \$375.00 and that the work would be done this week.

Old Business

The Board reviewed correspondence from La Bell Marvin in reference to the problems reported with Phase III (b) of the asphalt work consisting of the edge of the asphalt unraveling. It was noted the contractor agreed to slurry seal the streets and extend the warranty on the work that was completed. A motion was made by Mr. Hinkle, 2nd by Mr. Wheeler to approve the terms as proposed. All in favor, motion carried.

New Business

A motion was made by Mr. Miller, 2nd by Mr. Hinkle to approve a contract with Taylor Tennis Courts to replace the windscreen material on the tennis court fence, perform the touch-up on the paint on the fence and repair the curled section of fencing. All in favor, motion carried.

The Board requested bids for dog waste dispensers.

Adjournment

There being no further business, the meeting was adjourned into closed session at 8:05 P.M.

Submitted by:

Jack L. Williams
Acting Secretary