

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

March 24, 2015

Location:

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

Directors Present:

Mr. 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. A motion was made and 2nd to appoint the incumbent members to the Board for the following year. All in favor, motion carried.

A motion was made and 2nd to approve the annual IRS resolution to roll-over any earnings net of reserves into the association's reserve fund accounts for the current fiscal year. All in favor, motion carried.

Call to Order:

The meeting was called to order at 7:10 PM.

Minutes & Financial Reports

A motion was made by Mr. Hinkle, 2nd by Mr. Miller to approve the February 2015 meeting minutes as submitted.

A motion was made by Mr. Miller, 2nd by Mr. Hinkle to approve the February 2015 financial statements as submitted, subject to review by the association's CPA. All in favor, motion carried.

Security Report

It was noted the manager had changed the allotted days for the guest passes.

It was noted the barrier arm operators were to be replaced by Superior Access. It was noted the operators will be replaced by the manufacturer and the cost to install will be billed by Superior Access in the amount of \$1,200.00.

Homeowners Discussion

The Board reviewed a letter from Mr. Rodriguez of 31892 La Subida in which he was asking to park his vehicles on the street. It was noted the owner had sufficient garage and driveway parking for his vehicles and the request was denied to park on the street.

Management Report

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

The Board reviewed the annual planner for the month of March 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. Malena, 2nd by Mr. Miller to lien accounts RAN-033, RAN-072, RAN-209 and RAN-214 for non-payment of assessments. All in favor, motion carried.

Landscape

It was noted that the manager had submitted the application for the turf removal rebate program offered by the TCWD.

It was noted that Vandergeest had trimmed the Oak trees on the common area slope between Estrella Lane and Hermosa Lane as approved.

Old Business

It was noted Phase III (b) of the asphalt work would be slurry sealed by A&Y Construction as no cost to the association in April 2015.

It was noted that Taylor Tennis Courts had replaced the windscreen material on the tennis court fence as approved. The touch-up painting and repair the curled section of fencing was pending.

New Business

The Board reviewed bids for dog waste dispensers for use in the common areas. A motion was made by Mr. Hinkle, 2nd by Mr. Wheeler to purchase and install three dispensers. All in favor, motion carried.

The Board tabled review of bids for the replacement of the intercom system.

The Board tabled a bid from Aquatrends to replace the pool and spa heaters. It was noted the heaters were working properly and did not need to be replaced at this time.

Adjournment

There being no further business, the meeting was adjourned at 7:45 P.M.

Submitted by:

Jack L. Williams
Acting Secretary