

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

April 28, 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 Nielson 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. Nielson, 2nd by Mr. Hinkle to approve the March 2015 meeting minutes as submitted.

A motion was made and 2nd to table the approval of the March 2015 financial statements. All in favor, motion carried.

Homeowners Discussion

The Board reviewed an e-mail from Ms. Paez, the owner of 31931 Camino del Cielo in reference to a view related problem. Ms. Paez was present at the meeting and asked the Board to hold on addressing the issue.

The Board reviewed an e-mail from Ms. Sunkin, the owner of 32096 Rancho Cielo in which she was asking about water savings measures.

The Board reviewed an e-mail from Mr. Wilkerson, the owner of 32242 Via del Sol in which he was writing to address weed issues on the slope adjacent to his home.

The Board reviewed an e-mail from Mr. Stone, the owner of 21812 Via del Lago in which he was writing to address security related concerns.

Management Report

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

The Board reviewed the annual planner for the month of April 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. Hinkle to lien accounts RAN-033 and RAN-072 for non-payment of assessments. All in favor, motion carried.

The manager informed the Board that he had made changes to the guard house phone service that should save approximately \$100.00 per month.

Security Report

No items for discussion.

Landscape

It was noted that the manager had submitted the application for the turf removal rebate program offered by the TCWD and was still awaiting approval of the rebate funds.

It was noted that Vandergeest had completed the common area tree trimming for 2015.

It was noted the three dog waste bag dispensers were installed as approved by the Board. A motion was made by Mr. Nielson, 2nd by Mr. Hinkle to approve the purchase and installation of one additional dog waste bag dispenser at Camino del Cielo. All in favor, motion carried.

It was noted the landscapers needed to clean the soil and debris from the drainage channel located along Via Allegre.

The manager will ask the landscaper to replace the deteriorated trash container located in the common area at Via Allegre.

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 at the end of this month.

It was noted that Taylor Tennis Courts had completed the replacement of the wind-screen, touch-up painting of the short fence and the repair the curled section of fencing was pending.

It was noted replacement parts for the intercom system were not available. The matter was tabled.

New Business

It was noted that three lounge chairs at the pool area were damaged and thrown away. New lounges will be purchased this fall.

The Board asked the manager to contact Universal Protection and verify who the Supervisor for our account is and obtain a contact phone number from him/her.

Adjournment

There being no further business, the meeting was adjourned at 7:35 P.M.

Submitted by:

Jack L. Williams
Acting Secretary