

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

August 25, 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, Darryl Wheeler, Rod Miller and Mike Hinkle.

Call to Order:

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

Minutes & Financial Reports

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

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

Homeowners Discussion

Mr. & Mrs. Conover, the owners of 21751 Estrella Lane were present at the meeting to re-submit a Home Improvement application for the replacement of their perimeter iron fencing with vinyl or steel fencing. The Board approved the application as revised.

The Board received Home Improvement applications from the owners of 21862 Caminito Drive and 31941 Camino del Cielo. The matters were submitted to the Architectural Committee for review.

The Board reviewed e-mails from Ms. Vukmir, Mr. Maher, Ms. Michaels, Ms. Ruff, Mr. Gutman and Mr. Sweeney.

Management Report

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

The Board reviewed the annual planner for the month of August 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-074 and RAN-232 for non-payment of assessments. All in favor, motion carried.

Landscape

It was noted that the turf removal work was completed and funds were given to the association. The manager did note he had filed an appeal for an additional \$3,990.00 on work completed.

It was noted that the County had removed the damaged fencing along the Bell View Trail. The association did receive another letter from the City of RSM asking the association to perform future removal and replacement of the damaged cement railing along the Bell View Trail. The manager noted he had asked the City of RSM to provide documentation noting this was the association's responsibility.

A motion was made by Mr. Wheeler, 2nd by Mr. Miller to approve a bid from Vandergeest in the amount of \$3,990.00 for the removal of the existing plants in front of the tennis court, installing a new drain and installing new plants. All in favor, motion carried.

A motion was made by Mr. Miller, 2nd by Mr. Hinkle to approve a bid from Vandergeest in the amount of \$2,250.00 for the replacement of a failed irrigation control station. All in favor, motion carried. It was noted the association would receive back \$560.00 for a rebate.

Security Report

It was noted the guards were failing to properly stand and greet the residents. The manager will contact Bill Thompson and report the matter.

The Board agreed to terminate the patrol service with Universal Protection and hire California Coastal Patrol effective asap.

Old Business

Ed Perez of LaBelle Marvin provided an updated street repair plan and noted the next proposed phase of asphalt repair/replacement work will be Via del Lago. Bids will be solicited for that work.

New Business

The Board asked for a sign our hours of operation for the guardhouse.

It was noted some of the numbers for the mailboxes were peeling and needed to be replaced.

The Board approved the 2016 budget without an increase in the assessment amount.

Adjournment

There being no further business, the meeting was adjourned into closed session at 8:10 P.M. to discuss collection matters.

Submitted by:

Jack L. Williams
Acting Secretary