

# Rancho Cielo Homeowners Association

Meeting of the Board of Directors

May 26, 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 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 April 2015 meeting minutes as submitted.

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

## Homeowners Discussion

The Board reviewed an e-mail from Mr. Gutman with regard to a violation committed by a neighbor in allowing his dog to run in the common area unleashed. The manager will send a letter to the owner asking him to keep the dog on a leash at all times when it is in the common areas.

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

The Board reviewed a letter from Mr. Stewart, the owner of 21771 Ambrosia in which he was updating the Board on the repainting of the exterior of his home.

The Board reviewed a letter from Ms. Loskot, the owner of 21942 Via del Lago in which she was writing about parking issues.

## Management Report

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

The Board reviewed the annual planner for the month of May 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, 2<sup>nd</sup> by Mr. Malena to lien accounts RAN-074, RAN-058 and RAN-232 for non-payment of assessments. All in favor, motion carried.

## Security Report

The Board asked the manager to invite Bill Thompson to the next association or provide a specific contact Supervisor that is able and available to address any issued that may arise.

### **Landscape**

It was noted that we received approval for the turf removal rebate program offered by the TCWD. It was noted Vandergeest was revising their bid for the approved work.

It was noted the fourth dog waste bag dispensers was installed as approved.

It was noted the landscapers had removed the soil and debris from the drainage channel located along Via Allegre.

It was noted the landscaper had replaced the deteriorated trash container located in the common area at Via Allegre.

The landscapers noted no Fuel-Mod work was needed in the “bowl” or “gulley” areas.

### **Old Business**

It was noted Phase III (b) slurry work had been completed. Ed Perez is working on the next proposed phase of asphalt repair/replacement work.

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.

### **New Business**

It was noted the city of Rancho Santa Margarita had sent a demand letter asking for repairs to the county trail fence. It was noted the damaged pieces of fencing were removed.

### **Adjournment**

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

Submitted by:

Jack L. Williams  
Acting Secretary