

# Rancho Cielo Homeowners Association

Meeting of the Board of Directors

June 23, 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 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. Wheeler, 2<sup>nd</sup> by Mr. Miller to approve the May 2015 meeting minutes as submitted.

A motion was made by Mr. Miller, 2<sup>nd</sup> by Mr. Wheeler to approve the May 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 submit a Home Improvement application for the replacement of their perimeter iron fencing with vinyl fencing. The Board also met with the owners' contractor to discuss the style of the fencing. The Board asked the owners to revise their Home Improvement application to change the style of the propose fence and resubmit it for review. The Conover's asked the Board to approve paying for the installation of a block stem wall at the base of the fence. The Board denied the request noting it would not be an authorized expenditure of association funds. The Conover's noted there was an accumulation of soil at the base of the fence. The Board did note they would authorize the landscapers to remove some of the soil.

The Board reviewed a letter from Mr. Powell, the owner of 21871 Via del Lago about a resident speeding inside the community. It was noted the manager had sent a letter to the owner of the alleged speeding violation.

The Board reviewed an e-mail from Ms. Payn, the owner of 31962 Camino del Cielo in which she was thanking the Board for the installation of the doggie bag waste dispenser on her street but asked if it could be moved further away from her home. The Board noted the dispenser will be moved right away.

## Trabuco Canyon Water District

Mr. Perea or the TCWD was present at the meeting to discuss water saving measures the association needs to implement to address the required water use reduction. The Board noted they were implementing changes and agreed to install signs at the community to remind residents of the need to save water.

## Management Report

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

The Board reviewed the annual planner for the month of June 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, 2<sup>nd</sup> by Mr. Miller to lien accounts RAN-033, RAN-072 and RAN-079 for non-payment of assessments. All in favor, motion carried.

A motion was made by Mr. Wheeler, 2<sup>nd</sup> by Mr. Miller to have the Perry Law Firm proceed with collection efforts against RAN-108. 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 the turf removal work was underway.

The Board reviewed a letter from the City of RSM asking the association to remove portions of the damaged cement railing along the Bell View Trail. The manager noted he had contacted the County on the matter and they would be removing the damaged sections of fencing within 30 days. The manager reported to the City of RSM that the County was going to perform the removal of the damaged fencing.

A motion was made by Mr. Wheeler, 2<sup>nd</sup> by Mr. Miller to approve a bid from Vandergeest in the amount of \$2,605.00 for the removal of four large, dead trees and planting four, 24" box trees as replacements. All in favor, motion carried.

### **Old Business**

Ed Perez is working on the next proposed phase of asphalt repair/replacement work.

### **New Business**

A motion was made by Mr. Miller, 2<sup>nd</sup> by Mr. Wheeler to approve the proposal from Robert Owens, CPA to prepare the taxes and annual audit for \$1,250.00. All in favor, motion carried.

### **Adjournment**

There being no further business, the meeting was adjourned at 8:25 P.M.

Submitted by:

Jack L. Williams  
Acting Secretary