

# Rancho Cielo Homeowners Association

Meeting of the Board of Directors

September 22, 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, 2<sup>nd</sup> by Mr. Miller to approve the August 2015 meeting minutes as submitted.

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

## Homeowners Discussion

Mr. Mitchell, the owner of 21821 Estrella was present at the meeting and asked that the association investigate possible damage to his back patio concrete slab that may be occurring as a result of roots from a common area tree. It was noted the landscaper had already been asked to investigate the matter and advise.

The Board reviewed an e-mail from Mr. Payne in which he reported a street light being out next to his home. It was noted the matter had been reported to the Edison Company.

## Management Report

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

The Board reviewed the annual planner for the month of September 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-088, RAN-123 and RAN-232 for non-payment of assessments. All in favor, motion carried.

## Landscape

It was noted that Vandergeest had completed the removal of the existing plants in front of the tennis court and installed a new drain and plants.

It was noted the annual tree trimming bid was forthcoming from Vandergeest.

## Security Report

It was noted that Universal Protection had been terminated for the patrol service and that California Coastal Patrol was hired to start the service.

**Old Business**

The Board requested a meeting with Ed Perez of LaBelle Marvin to discuss the next phase of street repairs. It was also noted the Board wanted La Belle Marvin to advise on the correction of the drainage problem at the South side of Via Allegre.

The manager informed the Board that he had contacted the contractor on the replacement of some of the mailbox numbers. A sample replacement decal is being created that will properly cover the numbers.

**New Business**

A motion was made by Mr. Hinkle, 2<sup>nd</sup> by Mr. Miller to approve the pool maintenance contract with Aquatrends as proposed. All in favor, motion carried.

**Adjournment**

There being no further business, the meeting was adjourned into closed session to discuss landscape contract issues and collection issues at 7:45 P.M.

Submitted by:

Jack L. Williams  
Acting Secretary