

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

October 27, 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, Mike Hinkle and Alan Neilson.

Call to Order:

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

Orange County Sheriff

A representative from the Orange County Sheriff's Department was present at the meeting to promote a Neighborhood Watch Program in the community. The Board agreed they wanted to pursue the program and will work with the Sheriff's Department to schedule a community Meeting. Notice will also be placed in the newsletter.

Minutes & Financial Reports

A motion was made by Mr. Malena, 2nd by Mr. Miller to approve the September 2015 meeting minutes as submitted.

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

Homeowners Discussion

Mrs. Miller, the owner of 21761 Via del Lago was present at the meeting and submitted a Home Improvement application for window replacement. The application will be reviewed by the Architectural Committee.

The Board reviewed an e-mail from Mr. Bradshaw, the owner of 21881 Via del Lago in which he wrote about the landscape maintenance of the common area slope behind his home. It was noted the matter had been referred to the association's Landscaper.

The Board reviewed a letter from Mrs. CdeBaca, the owner of 21801 Hermosa in which she was writing to address a request from the association to paint the exterior of her home and to remove the truck stored in her driveway.

The Board reviewed a letter from Mr. Grummet, the owner of 31902 La Subida in which he had suggested the Board change the gate access code. It was noted the code would be changed.

Landscape

The Board met with Mr. Chris Curr, the owner of Vandergeest Landscape. The Board addressed maintenance concerns with Mr. Curr and asked that he address them accordingly.

The Board noted they were very pleased with the work to remove the existing plants and replanting completed in front of the tennis court area.

A motion was made by Mr. Hinkle, 2nd by Mr. Neilson to approve the work to complete the installation of the D&G path at the corner of Rancho Cielo Drive and Delicia sidewalk down into the path located in the "bowl area" at a cost of \$1,500.00. All in favor, motion carried.

A motion was made by Mr. Miller, 2nd by Mr. Hinkle to approve a bid to replace a failed irrigation timer clock at a cost of \$3,495.00. All in favor, motion carried.

A motion was made by Mr. Miller, 2nd by Mr. Wheeler to approve the annual tree trimming budget of \$16,000.00. All in favor, motion carried.

It was noted bids would be obtained for the tree trimming of the extra-large Eucalyptus trees inside the "bowl" and "gulley" areas.

Security Report

It was noted that California Patrol had started the nightly patrol service as approved.

Management Report

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

The Board reviewed the annual planner for the month of October 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.

Old Business

The manager provided the bid information for the next phase, (Via del Lago) of asphalt repairs and replacement. A motion was made by Mr. Wheeler, 2nd by Mr. Miller to approve a budget of \$150,000 for the completion of the next phase of asphalt work, accepting the bid from A&Y Asphalt. All in favor, motion carried. The Board noted they were ready to proceed asap if the contractor's schedule would permit.

New Business

A motion was made by Mr. Miller, 2nd by Mr. Malena to approve having Bandy Landscape install the holiday lights and decorations at the community entrance at a cost of \$2,500.00. All in favor, motion carried.

The Board approved the 2015 draft annual audit from Robert Owens. The document will be mailed to the owners.

A motion was made by Mr. Hinkle, 2nd by Mr. Miller to approve the proposal from Taylor Tennis Courts to resurface the tennis court and basketball court. All in favor, motion carried.

It was noted the next meeting would be November 17th.

Adjournment

There being no further business, the meeting was adjourned at 8:24 P.M.

Submitted by:

Jack L. Williams
Acting Secretary