

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

January 26, 2016

Location:

The meeting of the Rancho Cielo Homeowners Association was held at the offices of the Trabuco Canyon Water District.

Directors Present:

Len Malena, Rod Miller, Mike Hinkle and Alan Neilson.

Call to Order:

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

Orange County Sheriff

Representatives from the Orange County Sheriff's Department were present at the meeting to promote a Neighborhood Watch Program in the community and to provide disaster preparedness information.

Minutes & Financial Reports

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

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

Homeowners Discussion

The Board reviewed e-mails from Mr. Dybel and Mr. Stone both of which related to the Neighborhood Watch and or association security.

Management Report

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

The Board reviewed the annual planner for the month of January 2016.

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, 2nd by Mr. Neilson to lien RAN-074 and RAN-088 for non-payment of assessments. All in favor, motion carried.

Landscape

It was noted that noted Chris Curr, the owner of Vandergeest Landscape had not submitted a revised bid for maintenance as requested. The Board asked the manager to obtain the bid along with others for comparison.

It was noted the dead plants along Plano Trabuco were not replaced by Vandergeest Landscape.

It was noted 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" was completed.

Security Report

It was noted the transponder barrier arm was being activated by the key-pad entry system. The system will be changed to open the guest barrier arm.

Old Business

The manager informed the Board that A&Y Asphalt did not want to start the next phase of work until April 2016 due to weather conditions.

New Business

A motion was made by Mr. Neilson, 2nd by Mr. Miller to approve a bid from Vandergeest for replanting the areas at the corner of the streets along Rancho Cielo Drive at a cost of \$4,824.00. All in favor, motion carried.

Adjournment

There being no further business, the meeting was adjourned at 8:10 P.M.

Submitted by:

Jack L. Williams
Acting Secretary