

# Rancho Cielo Homeowners Association

Meeting of the Board of Directors

February 23, 2016

## Location:

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

## Directors Present:

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

## Call to Order:

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

## Annual Meeting

It was noted a quorum had not been reached in order to conduct the annual meeting. The meeting was tabled to March 22, 2016.

## Minutes & Financial Reports

A motion was made by Mr. Neilson, 2<sup>nd</sup> by Mr. Malena to approve the January 2016 meeting minutes as submitted.

A motion was made by Mr. Miller, 2<sup>nd</sup> by Mr. Hinkle to approve the January 2016 financial statements as submitted, subject to review by the association's CPA. All in favor, motion carried.

## Homeowners Discussion

Ms. Malone was present at the meeting with the owner of 31892 La Subida. Ms. Malone stated her vehicle was towed improperly. It was noted that the vehicle had been towed properly but the security company was willing to pay for the cost of the towing due to the fact they had improperly issued a parking pass. It was noted Ms. Malone would be reimbursed for the cost of the tow.

Mrs. Jarnigan, the owner of 21832 Caminito was present at the meeting.

## Management Report

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

The Board reviewed the annual planner for the month of February 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. Wheeler, 2<sup>nd</sup> by Mr. Miller to lien RAN-074, RAN-088 and RAN-240 for non-payment of assessments. All in favor, motion carried.

## Landscape

The Board reviewed bids from Vandergeest Landscape, Harvest Landscape and Bemus Landscape for the landscape maintenance services. After much discussion, a motion was made by Mr. Hinkle, 2<sup>nd</sup> by Mr. Miller to terminate Vandergeest Landscape and hire Harvest Landscape. Mr. Wheeler was opposed with all others in favor. Motion carried.

**Security Report**

It was noted the transponder barrier arm was still being activated by the key-pad entry system. The manager will once again contact the service provider and have the system changed to open the guest barrier arm.

**Old Business**

None.

**New Business**

A motion was made by Mr. Miller, 2<sup>nd</sup> by Ms. Malena to approve the reserve study bid from Reserve Data Analysis in the amount of \$775.00. All in favor, motion carried.

**Adjournment**

There being no further business, the meeting was adjourned at 8:15 P.M.

Submitted by:

Jack L. Williams  
Acting Secretary