

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

March 22, 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, 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. This being the second unsuccessful attempt to conduct the annual election and noting there were no other candidates running for the Board other than the incumbent members, a motion was made and 2nd to appoint the existing Board Members for the Board for the next year. All in favor, motion carried.

Homeowners Discussion

Mr. Cockroft, the owner of 31912 Camino del Cielo was present at the meeting and delivered plans for renovations at his home. The plans will be submitted to the Architectural Committee for review.

Ms. Dybel, the owner of 21992 Via del Lago was present at the meeting to discuss efforts to establish a Neighborhood Watch Committee.

The Board reviewed e-mails from Mr. Rose and Mr. Payne.

Minutes & Financial Reports

A motion was made by Mr. Neilson, 2nd by Mr. Wheeler to approve the February 2016 meeting minutes as submitted.

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

Management Report

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

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

Landscape

It was noted the manager had sent the termination notice to Vandergeest Landscape and that Harvest Landscape was ready to start on April 1, 2016.

Security Report

It was noted the manager had modified to notice on the parking passes as requested.

It was noted the missing and damaged dot-bots at the front entrance lanes had been replaced.

The Board asked the manager to inquire if the key-pad could be deactivated during the daytime hours when the guards were on duty.

Old Business

Mr. Nielson approved the use of his mailbox by Streetscape to verify how the new address numbers will be installed. A temporary box will be installed at his home.

New Business

It was noted that bids for the replacement of the guard house door were forthcoming.

Adjournment

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

Submitted by:

Jack L. Williams
Acting Secretary