

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

April 26, 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, Mike Hinkle and Len Malena.

Call to Order:

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

Homeowners Discussion

Mr. Roberts of 21832 Las Nubes was present at the meeting to address questions he had relating to the home at 21831 Las Nubes. The Board explained the basic efforts made towards collection and that the association had obtained title to the property via foreclosure. The Board informed the owner that they intended to rent the unit to collect the money owed to the association in assessments and costs.

Minutes & Financial Reports

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

The Board tabled the approval of the April 2016 financials until Mr. Miller 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 April 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. Wheeler to lien RAN-088 for non-payment of assessments. All in favor, motion carried.

Landscape

It was noted that Harvest Landscape started the maintenance as of April 1, 2016.

The Board reviewed and tabled bid from Harvest for replanting of various areas throughout the community. The manager will coordinate a meeting with the Board and landscaper to review the proposals.

Security Report

The manager will again inquire if the key-pad can be deactivated during the daytime hours when the guards were on duty and will also verify the guest lane barrier arm is activated by the key-pad system.

Old Business

It was noted Streetscape was working on the sample mailbox for the replacement of the address numbers.

The Board tabled discussion on the replacement of the pool area lounges.

It was noted LaBelle Marvin was revising the bids for the next phase of asphalt repairs.

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 7:30 P.M. to discuss collection actions.

Submitted by:

Jack L. Williams
Acting Secretary