

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

May 24, 2016

Location:

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

Directors Present:

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

Call to Order:

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

Homeowners Discussion

Mrs. Muller, the owner of 21761 Via del Lago was present at the meeting. It was noted she had submitted a Home Improvement application for the replacement of the garage doors on her home. The application is under review with the Architectural Committee.

Mr. Mitchell, the owner of 21821 Estrella was present at the meeting and noted problems with roots from a common area tree causing damage to his patio area. It was noted the association's landscaper inspected the tree and determined the roots could not be pruned without damaging the tree. The Board approved the removal of the tree.

The Board reviewed correspondence from E-mail from Ms. Vukmir, Ms. Kugel, Mr. Scovel, Mr. & Mrs. Ostromecki, Ms. Dixon, Mr. Mitchell and Mr. Spencer, pg. 151

Minutes & Financial Reports

A motion was made by Mr. Malena, 2nd by Mr. Hinkle to approve the April 2016 meeting minutes as submitted. All in favor, motion carried.

A motion was made by Mr. Miller, 2nd by Mr. Hinkle to approve the April 2016 financial statements as submitted, subject to review by the associations 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 May 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.

The manager informed the Board of the change of the association's operating and money market accounts from Wells Fargo Bank to Pacific Premier Bank.

Landscape

The Board reviewed and approved the following bid proposals from Harvest Landscape for planting and tree removal: #49690, #49695, #49399, #49400, #49401, #49403, #49404, and #49218.

Security Report

The manager informed the Board that the key-pad was set to be deactivated during the daytime hours when the guards were on duty.

The manager informed the Board of on-going problems of vandalism in the pool area. Efforts have been made to increase security and the Board asked the manager to solicit updated bids to add the fob access system at the pool area and install security cameras. A motion was made by Mr. Miller, 2nd by Mr. Hinkle to approve a budget of \$20,000.00 for this work. All in favor, motion carried.

Old Business

It was noted Streetscape completed the installation of the address numbers on the sample mailbox. The Board tabled the replacement of the numbers using the vinyl decals and that bids would be obtained to use address plaques instead of the vinyl numbers.

It was noted LaBelle Marvin was revising the bids for the next phase of asphalt repairs and that work would be done as early as June 20th or after July 4th.

New Business

A motion was made by Mr. Malena, 2nd by Mr. Miller to approve a proposal from Aquatrends for the Title 22 daily testing costs of the pool and spa water. All in favor, motion carried.

The Board will add the topic of rescinding association rights at the June 2016 meeting.

It was noted the home at 21831 Las Nubes had been rented as approved.

Adjournment

There being no further business, the meeting was adjourned at 8:19 P.M. to discuss collection actions.

Submitted by:

Jack L. Williams
Acting Secretary