

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

June 27, 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 and Len Malena.

Call to Order:

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

Homeowners Discussion

The Board reviewed correspondence from E-mail from Ms. Sunkin, Mr. Rose and Ms. Backman.

Minutes & Financial Reports

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

A motion was made by Mr. Miller, 2nd by Mr. Malena to approve the May 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 June 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. Malena to file a lien against RAN-088 for non-payment of the assessments. All in favor, motion carried.

Landscape

The Board reviewed and approved bid proposal #50251 from Harvest Landscape. The motion was made by Mr. Hinkle, 2nd by Mr. Malena with all in favor.

Security Report

The Board reviewed bids for the installation of a fob entry system at the pool area gates and restrooms and to install new camera systems at the guard house and pool area. A motion was made by Mr. Hinkle, 2nd by Mr. Miller to approve the bids totaling \$45,440.00. All in favor, motion carried. The systems will be installed asap.

The manager updated the Board on efforts to address vandalism and loitering in the pool area. It was noted that in addition to increased patrols by California Coastal Patrol, the OC Sheriff was sent a letter authorizing them to enforce the No Trespassing laws in the common areas.

Old Business

The Board reviewed and tabled bid proposals from Street Scape to install new numbers on the mailboxes.

New Business

The manager will draft new rules that the Board can use to revoke common area and voting privileges from owners who are delinquent in their assessments.

The Board reviewed the proposed 2017 association budget. A motion was made and 2nd to approve the budget without increasing the assessment amount. All in favor, motion carried.

The Board received copies of the quarterly pool inspection reports from the OC Health Department.

Adjournment

There being no further business, the meeting was adjourned at 8:30 P.M. to discuss collection actions.

Submitted by:

Jack L. Williams
Acting Secretary