

# **Rancho Cielo Homeowners Association**

Meeting of the Board of Directors

**September 27, 2016**

## **Location:**

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

## **Directors Present:**

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

## **Call to Order:**

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

## **Homeowners Discussion**

The Board reviewed a letter from Mr. Stone, the owner of 21812 Via del Lago.

The Board reviewed a letter from Ms. Junko, the owner of 31941 La Subida.

Mr. & Mrs. Conover, the owners of 21751 Estrella Lane were present at the meeting to inquire about the removal of tree roots from a common area tree in their back yard. It was noted the association had a proposal for the work. A motion was made by Mr. Hinkle, 2<sup>nd</sup> by Mr. Miller to approve the bid from Harvest Landscape to complete the work. All in favor, motion carried.

Mr. Hann, the owner of 21842 Via del Lago was present at the meeting and asked about the recent removal of some speed bumps on Via del Lago. Mr. Hann also noted issues with gophers at his property and issues with the guards not contacting his family when guests arrive. It was noted the gopher issue was being addressed in the common area and that changes may need to be made to the guest list to note the need to call before access is granted.

## **Minutes & Financial Reports**

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

A motion was made by Mr. Miller, 2<sup>nd</sup> by Mr. Hinkle to approve the August 2016 financial statements. All in favor, motion carried.

The manager will draft a proposed re-allocation of association funds on the balance sheet for Board review and approval.

## **Management Report**

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

The Board reviewed the annual planner for the month of September 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.

### **Landscape**

The Board and manager will meet with Harvest Landscape on Friday, October 14<sup>th</sup> at 7:30 AM to review areas of the community needing some corrections and to review proposals for new planting and stone work.

A motion was made Mr. Miller, 2<sup>nd</sup> by Mr. Malena to approve the proposed tree trimming with Harvest Landscape for 2016. All in favor, motion carried.

The Board approved having Bandy Landscape install the holiday lighting at a budget of \$2,500.00.

### **Security Report**

It was noted the approved fob access system at the pool and the camera systems at the pool and guardhouse had been installed.

The Board asked the manager to start the process to obtain bids for the guard service.

The Board reviewed a proposal from the neighboring church property in which they wanted to know if the association would allow them to install a taller fence along the common wall. The Board approved the request noting they would not pay for the cost of the fence.

### **Old Business**

None.

### **New Business**

The manager will draft a solar installation policy for the Board to review.

### **Adjournment**

There being no further business, the meeting was adjourned at 8:09 P.M.

Submitted by:

Jack L. Williams  
Acting Secretary