

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

October 25, 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 and Rod Miller.

Call to Order:

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

Homeowners Discussion

There were no owners present at the meeting.

Minutes & Financial Reports

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

A motion was made by Mr. Miller, 2nd by Mr. Malena to approve the September 2016 financial statements. 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 October 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. Malena to lien RAN-240 for non-payment of assessments. All in favor, motion carried.

Landscape

It was noted the Board and manager met with Harvest Landscape on Friday, October 14th to review areas of the community needing some corrections and to review proposals for new planting and stone work.

Security Report

A motion was made by Mr. Miller, 2nd by Mr. Hinkle to terminate Universal Protection effective November 30, 2016 and hire California Coastal to perform the gate guard service. All in favor, motion carried.

It was noted the new replacement fobs were ordered and would be mailed to the owners.

Old Business

None.

New Business

The Board reviewed and approved requests from the pool and janitorial services for requested increases in their maintenance fees.

Adjournment

There being no further business, the meeting was adjourned into closed session at 8:00 P.M. to discuss matters of delinquent accounts.

Submitted by:

Jack L. Williams
Acting Secretary