

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

January 24, 2017

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, Darryl Wheeler and Rod Miller.

Call to Order:

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

Homeowners Discussion

Mr. Bradshaw, the owner of 21881 Via del Lago was present at the meeting to address erosion concerns at the common area slope. The manager will contact the landscaper and have them advise of what actions are needed to address the issue.

The Board reviewed an e-mail from Ms. Taylor of 21761 Estrella in which she offered the association to take soil from planters in her back yard and disperse onto the slope area. The Board noted they wanted the landscaper to inspect the soil and advise.

The Board reviewed correspondence from Ms. Dahdah and Ms. Dixon.

Minutes & Financial Reports

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

A motion was made by Mr. Miller, 2nd by Mr. Malena to approve the December 2016 financial statements as submitted. 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 January 2017.

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 lien RAN-168 for non-payment of assessments. All in favor, motion carried.

Landscape

The Board tabled the review of bids for landscape planting and cement work.

It was noted the bowl area may require sand bags at the area drain.

Old Business

A motion was made and 2nd to approve the new Solar Panel Installation guidelines. All in favor, motion carried.

The Board approved the proposed reallocation of the balance sheet.

New Business

The manager will obtain bids for renovations at the pool including acid washing the deck, replacing furniture, adding new rock material to the walls and columns and pricing for cabanas.

Adjournment

There being no further business, the meeting was adjourned at 8:20 P.M.

Submitted by:

Jack L. Williams
Acting Secretary